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S.F. PLANNING COMMISSION
NOTICE OF MEETING & CALENDAR

1998

SF
C55
#14
1/8/98
Addendum

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 8, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.669C (HING)
1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to construct a two-story residential addition above an existing single-story commercial building. Four new dwelling units are proposed without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.
(Continued from Regular Meeting of December 11, 1997)
(Proposed for Continuance to January 22, 1998)
2. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 4, 1997)
(Proposed for Continuance to March 5, 1998)
3. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Proposed for Continuance to February 5, 1998)

B. PUBLIC COMMENT

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Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption: Draft minutes from 11/13/97, 11/20/97, 12/4/97, 12/11/97, 12/18/97

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

7. 97.787B (NIXON)
650 TOWNSEND STREET, AKA 699 - 8TH STREET, at the northeast corner of 8th and Townsend Streets, Lot 9 in Assessor's Block 3783. Request for authorization for conversion of up to 275,000 square feet of Apparel Mart design/display space to office space pursuant to Sections 321 and 322 of the Planning Code in a M-2 (Heavy Industrial) District and a 65X and 100X Height and Bulk District.
(Continued from Regular Meeting of December 11, 1997)
8. 97.467L (PAEZ)
1088 GREEN STREET, the former Engine House (Firehouse) No. 31, north side between Leavenworth and Jones Streets, Lot 10 in Assessor's Block 121-- Consideration of a Landmark nomination pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 498, on September 17, 1997, initiating landmark designation of the property and recommending that the Planning Commission take action to designate the property a landmark site in accordance with Article 10 of the City Planning Code. The property is within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District.
9. 97.210L (PAEZ)
1701 NINETEENTH AVENUE, the former Shriner's Hospital and Grounds, the northern portion of lot 3 in Assessor's Block 1924, bound by Nineteenth Avenue on the east, Twentieth Avenue on the west, Lawton Street on the north and an unimproved section of the Moraga Street right-of-way on the south -- Consideration of a Landmark nomination pursuant to Landmarks

Preservation Advisory Board adoption of Resolution No. 499, on October 1, 1997, initiating the landmark designation of the northern portion of the property and recommending that the Planning Commission take action to designate the northern portion of the property a landmark site in accordance with Article 10 of the City Planning Code. The property is within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

10. 97.882R (BILLOVITS)
2290-2295 GEARY BOULEVARD -- General Plan Referral considering an encroachment permit for a proposed pedestrian bridge spanning the public right-of-way 30 feet above Geary Boulevard connecting Kaiser Medical Center buildings on both sides of Geary between Divisadero and Broderick Streets, per Section 4.105 of the San Francisco Charter and Section 3.012 of the San Francisco Administrative Code.
11. 97.482C (BILLOVITS)
2743-2761 GEARY BOULEVARD; Lots 27, 28, 29 AND 30 in Assessor's Block 1092 -- Request for a Conditional Use Authorization to demolish an existing second-story dwelling unit located at 2761 Geary Boulevard, and construct a new four-story building containing 22 dwelling units, 22 parking spaces and 4,700 square-feet of commercial space on a 13,000 square-foot lot in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Planning Code Sections 121.1 and 712.39.
12. 97.636C (ZWIERZYCKI)
2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 13, 1997)
13. 97.752C (PEPPER)
2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 11, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

14. 97.488D (LI)
168 RAE AVENUE, Discretionary Review on Building Permit No. 9708243 proposing the construction of a three-story addition at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 20, 1997)
15. 97.736D (BAÑALES)
1769 NOE STREET, Discretionary Review on Building Permit No. 9714747 proposing construction of a horizontal addition on three floors with rear deck on single family dwelling.
(Continued from Regular Meeting of November 20, 1997)
16. 97.735D (BEATTY)
1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 4, 1997)
17. 97.778D (WANG)
859 ELIZABETH STREET, south side between Douglass Street and Hoffman Avenue, Lot 23 in Assessor's Block 2829 - Request for Discretionary Review of Building Permit Application No. 9716253 to construct a two-story addition, at the rear of the existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District. The application also proposes the creation of a garage within the existing ground floor to accommodate one off-street parking
18. 97.504D (GORDON)
1304 MONTGOMERY STREET, east side between Union and Filbert Streets, Lot 017 in Assessor's Block 0106 - Request for Discretionary Review of Building Permit Application No. 9702514, proposing exterior alterations including the modification and addition of window openings and skylights, the recladding of the exterior facade with cement plaster, and the construction of a new roof-level balcony

to an existing three-story over-basement single-family dwelling in a RH-3 (House, Three-Family) District. This building is designated a Non-Contributory Building to the Telegraph Hill Historic District. The proposal was reviewed by the Landmarks Preservation Advisory Board under Certificate of Appropriateness Case No. 97.504A on November 5, 1997.

Adjournment:

980108

A D D E N D U M
NOTICE OF MEETING AND CALENDAR
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SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 8, 1998
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WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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A. ITEMS TO BE CONTINUED

96.099E

(NISHIMURA)

MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.

(Proposed for continuance to January 22, 1998)

NOTICE OF SPECIAL JOINT MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION

THURSDAY
JANUARY 15, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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ROLL CALL: Planning Commission
Redevelopment Agency Commission

1. 94.061E (KALAHAR)

DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT --

Public Hearing on Draft Environmental Impact Statement/Environmental Impact

Report. The proposed federal action discussed in the Draft EIS/EIR is the disposal of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. The document also considers the impacts of the Reuse Plan, developed by the City and County of San Francisco and the San Francisco Redevelopment Agency, as well as a Reduced Development alternative and the required No Action alternative. The Proposed Reuse Plan would be implemented by the Hunters Point Shipyard Redevelopment Plan (also called the Redevelopment Plan), and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Implementation of the Proposed Reuse Plan may require changes to the San Francisco General Plan (including the addition of a new Hunters Point Shipyard Area Plan), and changes to Bay Conservation and Development Commission's Bay Plan and to their Seaport Plan.

(Continued from December 11, 1997)

Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 20, 1998.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the San Francisco Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 15, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

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ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
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3:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 9714756, proposing to construct 14 live/work units in one building on a vacant lot (former gas station) in an SLR (Service/Light Industrial/Residential Mixed Use) District.
(Proposed for Continuance to February 5, 1998)
2. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An appeal of a preliminary negative declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.
(Continued from Regular Meeting of December 4, 1997)
(Proposed for Continuance to February 5, 1998)
3. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.
(Continued from Regular Meeting of December 4, 1997)
(Proposed for Continuance to February 12, 1998)

4. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of December 4, 1997)
(Proposed for Continuance to February 12, 1998)
5. 97.532C (ANDRADE)
54 HARRIET STREET, Lot 103 in Assessors's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to demolish and replace an existing building having two dwelling units with a new building having four, live/work units, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.
(Continued from Regular Meeting of November 20, 1997)
(Proposed for Continuance to February 12, 1998)
6. 97.215X (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Proposed for Continuance to January 22, 1998)
7. 97.215B (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Proposed for Continuance to January 22, 1998)
8. 97.358C (ANDRADE)
105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the

Nob Hill Special Use District.

(Continued from Regular Meeting of November 20, 1997)

(Proposed for Continuance Indefinitely)

9. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 18, 1997)
(Proposed for Continuance to March 12, 1998)
10. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 20, 1997)
(Proposed for Continuance to February 12, 1998)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

11. ADOPTION OF PROPOSED HEARING SCHEDULE FOR 1998.
12. ELECTION OF OFFICERS: In accordance with Article II, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

D. DIRECTOR'S REPORT

(SFUSD)

13. SCHOOL OF ARTS - Informational only
14. DIRECTOR'S ANNOUNCEMENTS
15. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

16. 97.623Q (SMITH)
1001-11 LOMBARD STREET, southwest corner of Lombard and Leavenworth Streets, Lot 1 in Assessor's Block 71, six-unit residential condominium conversion subdivision in a RH-3 (Residential, House, Three Family) District.
17. 97.828Q (SMITH)
1143-53 LEAVENWORTH STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 248, six-unit residential condominium conversion subdivision in a RM-3 (Residential, Mixed, Medium Density) District.

F. REGULAR CALENDAR

18. 95.469E (NISHIMURA)
THE SAN FRANCISCO ZOOLOGICAL GARDENS (S.F. ZOO) MASTER PLAN ENVIRONMENTAL IMPACT REPORT **Certification of Environmental Impact Report (EIR)**. 1 Zoo Road, Lots 6 and 7 in Assessor's Block 7281. The San Francisco Zoological Gardens Master Plan is a long-range physical development plan for the years 1997 to 2010. It proposes expansion of the Zoo into an adjoining Recreation and Park property already designated for Zoo uses; reconfiguration and construction of a new visitor entrance area; and demolition, new construction and renovation projects of visitor areas and services, wildlife exhibits, animal housing, conservation and breeding areas and buildings, veterinarian services buildings, Zoo service and support areas and buildings, a new Children's Zoo and new visitor parking. The Zoo Master Plan also includes a Zoo Forestation Management Plan that proposes new planting, replanting and maintenance of the Zoo's trees and shrubs. **NOTE: The period for receipt of comments on this document closed on October 9, 1997. The Commission held a public hearing to receive testimony on this document on October 9, 1997. No testimony will be taken at this meeting.**
19. 97.656C (FALLAY)
1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section

711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from the Regular Meeting of December 18, 1997)

NOTE: On 12/4/97, following testimony, the Commission closed public hearing (with the stipulation that any new material, changes and/or corrections will remain open to public comment) and continued this matter to 12/18/97. Commissioner Martin was absent.

20. 96.340C (IONIN)
1660 McALLISTER STREET, north side between Broderick and Divisadero Streets; Lot 13 in Assessor's Block 1156; and a vacant lot on McALLISTER, south side between Broderick and Divisadero Streets; Lot 24A in Assessor's Block 1179 - Request for Conditional Use Authorization under Sections 209.3(j) and 209.7(a) of the Planning Code, to allow 1660 McAllister to be used as a church and the vacant lot across the street to be used as a parking lot for the church in a RM-1 (Residential, Mixed Low Density) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 11, 1997)
Note: On December 11, 1997, after public testimony the Commission closed public hearing by a vote of +7 -0.
21. 97.658C (HING)
1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.
(Continued from Regular Meeting of December 18, 1997)
22. 97.718C (PURVIS)
3150 22ND STREET, north side between Mission and Capp Streets; Lot 15 in Assessor's Block 3615: Request for Conditional Use Authorization under Section 712.44 of the Planning Code to allow a small self-service restaurant, defined by Planning Code Section 790.91, in an NC-3 Moderate-Scale Neighborhood Commercial District, and the Mission Street Fast Food Subdistrict, and a 50-X Height and Bulk district.
23. 97.797C (WANG)
221-225 WEST PORTAL AVENUE, southeast side between Vicente Street and 14th Avenue; Lot 23 in Assessor's Block 2989B -- Request for a Conditional Use

authorization to establish an ophthalmologist's office (defined as a Medical Service by Section 790.114 of the Planning Code) in a currently vacant commercial space as required by Section 729.51 of the Planning Code within the West Portal Avenue Neighborhood Commercial District and a 26 -X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

24. 97.827D (BANALES)
777 FLORIDA STREET, northeast corner of 20th and Florida Streets, Lot 011 in Assessor's Block 4081 - Request for Discretionary Review of Building Permit Application No. 9720905, proposing an addition of 2 live/work units to an existing 11-unit building for a total of 13 live/work units. No building expansion proposed. No additional parking proposed.
(Continued from Regular Meeting of December 18, 1997)
25. 97.857D (BEATTY)
439 - 35TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 009 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9713238, proposing to add two stories and a dwelling unit to the existing single-family dwelling in a RH-2 (House, Two-Family) District.
26. 97.854D (WASHINGTON)
1628-30 LA PLAYA STREET (THE GREAT HIGHWAY), east side between Lawton and Moraga Streets, Lot 037 in Assessor's Block 1895 - Request for Discretionary Review of Building Permit Application No. 9717527, proposing to construct a new three-story addition off the rear of an existing two-unit, two-residential building in a RH-2 (House, Two-Family) District.

Adjournment:

980115

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS

JAN 20 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 96.641T (ARCE)
UNION STREET DESIGN GUIDELINES, - Consideration of amendment of Section 725.1 of the Planning Code to adopt the "Union Street Design Guidelines" that would apply to the review of compatibility with neighborhood character of every application for a permit for new construction or alteration for buildings within the Union Street Neighborhood Commercial District, (in accordance with the priority policies of Section 101.1 of the Planning Code). Adoption of the Guidelines will require the Planning Department to provide at least a 10-day notice to any interested organization listed in the Directory of Neighborhood Organizations and Service Agencies of any permit application for exterior alteration of buildings and new constructions within the District and to consider the response of the organizations prior to making decisions.
(Proposed for Continuance to February 19, 1998)
2. 97.848C (NICHOL)
2139A POLK STREET, west side of Polk Street between Broadway and Vallejo Street, Lot 3 in Assessor's Block 571 -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full-service restaurant converted from a retail juice bar in a ground floor commercial space within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
(Proposed for Continuance to February 5, 1998)
3. 96.099E (NISHIMURA)
MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.
(Continued from Regular Meeting of January 8, 1998)

(Proposed for Continuance to February 5, 1998)

4. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.
(Continued from Regular Meeting October 23, 1997)
(Proposed for Continuance to March 26, 1998)
5. 97.629E (NAVARRETE)
300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units. The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard.
(Proposed for Continuance to March 5, 1998)
6. 97.676C (PURVIS)
222 SCHWERIN STREET, west side between Garrison and Sunnysdale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Sections 304, 209.3(f), and 209.4 (a) of the Planning Code to allow a Planning Unit Development, a 40-child day care facility, and a community center in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk District.
(Proposed for Continuance to February 5, 1998)
7. 97.655E (GLASNER)
CHERRY DAM FUSE GATE PROJECT, Appeal of Preliminary Negative Declaration. Hetch Hetchy Water and Power is proposing to increase the maximum storage capacity of Cherry Lake (Tuolumne County) in the amount of 11,600 acre-feet, from 273,500 acre-feet. This increase in storage would be accomplished by replacing the existing two and one-half foot high flash boards

with a series of 26 steel fuse gates, approximately nine feet high, placed side-by-side across the 320 foot wide Cherry Valley Dam spillway. This would allow Hetch Hetchy to raise the lake level six and one-half feet from elevation 4702.5 feet to 4709.0 feet above mean sea level.

(Continued from Regular Meeting of December 11, 1997)

NOTE: The hearing on the appeal of the preliminary Negative Declaration for the Cherry Dam Fuse Gate project is canceled. The environmental assessment process will further study the potential physical effects of the project. After a new draft document is produced, it will be recirculated to interested parties.

8. 97.215X (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to February 5, 1998)
9. 97.215B (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to February 5, 1998)
10. 96.643X (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and within the Front-California Conservation District.
(Proposed for Continuance to February 19, 1998)

11. 96.643B (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 500,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking following the demolition of the two, two-story building currently on in a C-3-0 District and a 75X and a 350S Height and Bulk District and within the Front California Conservation District.
(Proposed for Continuance to February 19, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

12. Consideration of Adoption: Draft Minutes from 1/8/98.

D. DIRECTOR'S REPORT

- 97.484BX (NIXON)
101 SECOND STREET, Informational presentation on design refinements of an approved 27-story office building.

F. REGULAR CALENDAR

13. 97.439E (PARKER)
914 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project entails a lot split with new construction of two 3-story plus mezzanine buildings, each containing 14 live/work units and 14 ground level off-street parking spaces at 914 Harrison Street, north side, between 5th and 6th Streets. The proposed project site is currently vacant and used as a parking lot. The project site is a through lot (approximately 87 feet wide by 160 feet deep, approximately 14,000 square feet in lot area) and the project is designed such that one of the new buildings would front onto Clara Street, the other would front onto Harrison Street. The proposed height of each building would be 45 feet, with an additional 5 feet of height as parapets and stair towers, for a total proposed building height of 50 feet. The proposed project site is located in an RSD

(Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.

(Continued from Regular Meeting December 11, 1997)

14. 97.481E (PARKER)
938 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project would merge lots 20, 44, 46 and 47 in Assessor's Block 3753, demolish an existing 16,000 square foot single story unreinforced masonry building (on lot 20), and construct a new two story, 40 foot tall building containing 50 live/work units on the newly created through lot at 938 Harrison Street (north side of Harrison Street between Fifth and Sixth Streets). The new building would have frontage on both Harrison Street and Clara Street. The project would provide off-street parking for 50 vehicles in a partially below grade concrete parking garage with access from Harrison Street. The proposed project site is approximately 24,000 square feet in lot area. The proposed building would be approximately 40 feet in height and is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.
(Continued from Regular Meeting December 11, 1997)
15. 97.526E (NAVARRETE)
2068 THIRD STREET: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The proposed project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would be approximately 50 feet in height, with 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Continued from Regular Meeting of December 18, 1997)
16. 97.669C (HING)
1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to construct a two-story residential addition above an existing single-story commercial building. Four new dwelling units are proposed without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.
(Continued from Regular Meeting of January 8, 1998)
17. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving

Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 11 beds as shown on revised plans November 13, 1997, per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 20, 1997)

Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioner Theoharis was excused and Commissioner Martin was absent.

18. 97.863ET (ROSETTER)
CASKET STORES DEFINITION AMENDMENT: Consideration of a proposal to amend Sections 227, 790.62 and 890.62 of the Planning Code (Zoning Ordinance) to include, in the definition of "mortuary", casket stores and other retail establishments that sell or offer for sale exclusively funerary goods. The effect of the proposal would be to remove casket stores from the general retail store use category under the Planning Code and subject it to the same Planning Code controls that apply to mortuaries. Generally, this would reduce the number of zoning districts where casket stores could be established, either as a permitted use or as a conditional use, since mortuaries are allowed as a permitted or conditional use in fewer zoning districts than are general retail stores.
19. 97.783C (ZWIERZYCKI)
1129 LEAVENWORTH STREET, west side between Sacramento and California Streets, Lot 5 in Assessor's Block 248 -- Request for Conditional Use authorization under Section 253 of the Planning Code to construct an approximately 350 square-foot addition on top of the central portion of an existing multi-unit apartment complex, resulting in a building exceeding 40 feet in height in a residential district, in an RM-3 (Residential, Mixed, Medium Density) District and a 65-A Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

20. 97.733D (WASHINGTON)
727-729 MORAGA STREET, south side between 14th and Funston Avenues, Lot 006 in Assessor's Block 2036A - Request for Discretionary Review of Building Permit Application No. 9713735, proposing to construct two new attached residential units on

a vacant lot in a RH-2 (House, Two-Family) District.

NOTE: On December 4, 1997, following testimony the Commission closed public hearing. Commissioner Martin was absent.

21. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of November 20, 1997)
22. 97.731D/DD (LIGHT)
148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.
(Continued from the Regular Meeting of December 11, 1997)
23. 97.735D (BEATTY)
1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of January 8, 1998)
24. 97.733D (LIGHT)
222 - 7TH AVENUE, east side between California and Clement Streets, Lot 027 in Assessor's Block 1427 - Request for Discretionary Review of Building Permit Application Nos. 9715332 and 9715331S, proposing to demolish the existing house and construct a new three-unit condominium building in a RM-21 (Residential, House, Mixed Density) District.
25. 97.881D (LIGHT)
164-168 - 18TH AVENUE, east side between California and Lake Streets, Lot 030 in Assessor's Block 1377 - Request for Discretionary Review of Building Permit Application Nos. 9719642S and 9719643, proposing to demolish the existing house and construct a new single-family dwelling in a RH-2 (House, Two-Family) District.
26. 97.865D (GORDON)
1775 QUESADA, west side between Newhall and 3rd Streets, Lot 034 in Assessor's Block 5338 - Request for Discretionary Review of Building Permit Application No. 9718416S, proposing to construct two new dwelling units on two floors with a mezzanine level on a currently vacant lot in a R-2 (House,

Two-Family) District.

27. 97.496D (BAÑALES)
1025 - 17TH STREET, south side between Mississippi and Pennsylvania Streets, Lot 014 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application Nos. 9711581 and 9711584S, proposing to construct 10 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.
28. 97.838D (PURVIS)
185 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 031 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718983S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.
29. 97.839D (PURVIS)
187 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 030 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718984S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.
30. 97.439D (ANDRADE)
914 HARRISON/221 CLARA STREETS, through lot east side of Clara Street and west side of Harrison between 5th and 6th Streets, Lot 149 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9715560 and 9715561, proposing new construction of two live/work buildings on a vacant lot (28 units in total, 28 parking) in a RSD (Residential/Service Mixed Use District).

Adjournment:

980122



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
JANUARY 29, 1998

DOCUMENT 55

JAN 23 1998
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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, January 29, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, February 5, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

98
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 9714756, proposing to construct 14 live/work units in one building on a vacant lot (former gas station) in an SLR (Service/Light Industrial/Residential Mixed Use) District.
(Proposed for Continuance to March 5, 1998)
2. 97.205D (LI)
599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.
(Proposed for Continuance to March 12, 1998)
3. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Proposed for Continuance to March 5, 1998)
4. 97.215X (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of January 22, 1998)
(Proposed for Continuance to February 12, 1998)

5. 97.215B (NIXON)
39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of January 22, 1998)
(Proposed for Continuance to February 12, 1998)
6. 96.099E (NISHIMURA)
MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.
(Continued from Regular Meeting of January 22, 1998)
(Proposed for Continuance to February 26, 1998)
7. 96.099XRE (BADINER)
800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.
(Proposed for Continuance to February 26, 1998)
15. 97.752C (PEPPER)
2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in

Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 8, 1997)

(Proposed for Continuance to February 26, 1998)

8. 97.848C (NICHOL)

2139A POLK STREET, west side of Polk Street between Broadway and Vallejo Street, Lot 3 in Assessor's Block 571 -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full-service restaurant converted from a retail juice bar in a ground floor commercial space within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of January 22, 1998)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption: Draft Minutes from 1/15/98, 1/22/98.

D. DIRECTOR'S REPORT

10. 818 OCEAN AVENUE, Informational only. Northwest corner of Dorado Terrace. Review of Zoning Administrator's findings (letter of 1/26/97) concerning proposed postal facility. (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 97.797C (WANG)
221-225 WEST PORTAL AVENUE, southeast side between Vicente Street and

14th Avenue; Lot 23 in Assessor's Block 2989B -- Request for a Conditional Use authorization to establish an ophthalmologist's office (defined as a Medical Service by Section 790.114 of the Planning Code) in a currently vacant commercial space as required by Section 729.51 of the Planning Code within the West Portal Avenue Neighborhood Commercial District and a 26 -X Height and Bulk District.

(Continued from Regular Meeting of January 15, 1998)

NOTE: On January 15, 1998, following public testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -1. Commissioner Joe was absent.

F. REGULAR CALENDAR

12. (LIEBERMAN)
DOWNTOWN PLAN REVIEW, To provide a prospective for the Commission's consideration and review of Downtown project proposals, staff will make an informational presentation on the City's Downtown Plan goals, policies, objectives and implementation actions.
13. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An appeal of a preliminary negative declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.
(Continued from Regular Meeting of January 15, 1998)
14. 97.526E (NAVARRETE)
2068 THIRD STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Continued from Regular Meeting of January 22, 1998)
16. 97.676C (PURVIS)
222 SCHWERIN STREET, west side between Garrison and Sunnydale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Sections 304, 209.3(f), and 209.4 (a) of the Planning Code to allow a Planning

Unit Development, a child care facility, and a community center with modifications from Planning Code requirements for year yard dimensions and parking in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 22, 1998)

17. 97.568C (ZWIERZYCKI)
98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

18. 97.854D (WASHINGTON)
1628-30 LA PLAYA STREET (THE GREAT HIGHWAY), east side between Lawton and Moraga Streets, Lot 037 in Assessor's Block 1895 - Request for Discretionary Review of Building Permit Application No. 9717527, proposing to construct a new three-story addition off the rear of an existing two-unit, two-residential building in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of January 15, 1998)
Note: On January 15, 1998, following public testimony the Commission closed public hearing. Commissioner Joe was absent.
19. 97.784D (OMOKARO)
407 CONNECTICUT, east side between Country Club and Lakeshore Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of Building Permit Application No. 9714471, proposing to demolish an existing structure and construct a new single-family residence in a RH-1(D) (House, One-Family, Detached) District.
20. 97.859D (WASHINGTON)
63 HUNTINGTON, east side between Country Club and Lakeshore Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of Building Permit Application No. 9714471, proposing to demolish an existing structure and construct a new single-family residence in a RH-1(D) (House, One-Family, Detached) District.

21. 97.877D (WASHINGTON)
1884-9TH AVENUE, east side between Ortega and Noriega Streets, Lot 024 in Assessor's Block 2045 - Request for Discretionary Review of Building Permit Application No. 9720515, proposing to construct a two-story rear addition and create a second dwelling unit in a RH-2 (House, Two-Family) District.

Adjournment:

980205

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CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
FEBRUARY 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

D. DIRECTOR'S REPORT

(PASSMORE)

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SPECIAL DISCRETIONARY REVIEW:

18. 97.784D (OMOKARO)

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18. 97.784D (OMOKARO)

407 CONNECTICUT STREET, east side between 19th and 20th Streets, Lot 027 in Assessor's Block 4067 - Request for Discretionary Review of Building Permit Application No. 9715364, proposing to demolish a three-story, single-family dwelling and construct a four-story, two-family dwelling in a RH-2 (House, Two-Family) District.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 12, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.749C (BAÑALES)
3101 MISSION STREET, southeast corner of Cesar Chavez Street, with frontage on Precita Avenue; Lots 32A, 33, 53 and 54 in Assessor's Block 5501 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct a housing complex containing 55 affordable dwelling units, a community resource center and child care facility and a total of 44 parking spaces, with exceptions to Planning Code requirements for rear yard depth and parking, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District and RH-2 (Residential-House, Two-Family), Bernal Heights Special Use District, and 40-X Height and Bulk District.
(Proposed for Continuance to February 19, 1998)
2. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in Assessor's Block - Request for Discretionary Review of Building Permit Application No. 9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and retain the original 10 guest rooms in a RSD (Residential/Service Mixed Use District).
(Proposed for Continuance to March 12, 1998)
3. 97.152E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Proposed for Continuance to March 26, 1998)
4. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to March 19, 1998)
5. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance

building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to March 19, 1998)

6. 97.775D (ARCE)
128 - 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 9705480, proposing to demolish the existing single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of December 18, 1997)
DISCRETIONARY REVIEW WITHDRAWN

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. (GREEN/SR. STAFF)
DEPARTMENT BUDGET HEARING, Public hearing on Planning Department budget, work program and fee simplification and reduction for FY 1998-99.
8. Informational presentation on the design of a mixed used project on Market Street, between 3rd. and 4th Streets (4 Seasons Hotel).
9. DIRECTOR'S ANNOUNCEMENTS
10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

11. 97.360AE (GORDON)
290 UNION STREET, The James McEvoy House, north side between Montgomery and Calhoun Streets, Lot 15 in Assessor's Block 106 -- Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f), and reconstruction of a Contributory/Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, a Contributory/Altered building within the Telegraph Hill Historic District, is zoned RH-3 (House, Three-Family) District and is in a 40-X Height and Bulk District. The proposed Certificate of Appropriateness was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of January 21, 1998 under Resolution No. 501.
(Continued from Regular Meeting of December 11, 1997)
- 12a. 97.215X (NIXON)
39-67 SECOND STREET- 83 STEVENSON STREET (AKA ONE SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the demolition of two of the three buildings on site and the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of February 5, 1998)
- 12b. 97.215B (NIXON)
39-67 SECOND STREET- 83 STEVENSON STREET (AKA ONE SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Sections 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.
(Continued from Regular Meeting of February 5, 1998)
13. 97.532C (ANDRADE)
54 HARRIET STREET, Lot 103 in Assessor's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to demolish and replace an existing building having two dwelling units with a new building having four, live/work units, since modified to provide three dwellings units instead, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 15, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

14. 97.731D/DD (LIGHT)
148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.
(Continued from the Regular Meeting of January 22, 1998)
- 15a. 97.487D (GORDON)
1269 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in Assessor's Block 0501 -- Discretionary Review is requested of Building Permit Application Nos. 9710402 and 9711296, proposing to construct a two-story addition with a second floor terrace, roof deck and stair penthouse to the existing nonconforming one-story over basement single-family dwelling at the rear of the subject property, in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. A terraced garden and below grade garage is proposed for the front of the property. *This is a revised proposal for this site. The original project proposed to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property.*
NOTE: On November 6, 1997, following public testimony the Commission closed public hearing. Commissioner Mills was excused. Commissioners Chinchilla and Martin were absent.
- 15b. 97.487DV (GORDON)
1269 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in Assessor's Block 0501 in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District -- Request for a rear yard variance. The proposal is to construct a two-story addition with a second floor terrace, roof deck and stair penthouse to the existing nonconforming one-story over basement single-family dwelling at the rear of the subject property. Section 134(c) of the Planning Code requires a minimum rear yard depth of approximately 28 feet (minimum 25 percent of the total depth of the lot), measured from the rear property line. The proposed addition would extend 18 feet from the existing noncomplying rear building wall, occupying the entire required rear yard area.
- 16a. 98.013DV (GORDON)
1271-79 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 -- Request for Discretionary Review of Building Permit Application Nos. 9725447 and 9725457, proposing the replacement of the three-story-over-basement portion of the existing structure at front with a new four-story-over-garage single-family dwelling unit, and the removal of a portion of the existing one-story-over-basement structure at back to be replaced by a three-story-over-basement single-family dwelling-unit, in a RH-2 (House, Two-Family) District and a 65-A Height and Bulk District. The proposal would reduce the number of dwelling units at the site from four to two.

16b. 98.013DV

(GORDON)

1271-1279 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 in a RH-2 (House, Two-Family) District and a 65-A Height and Bulk District -- Request for a front setback variance. The proposal is to allow the replacement of the three-story-over-basement portion of the existing structure at front with a new four-story-over-garage single-family dwelling unit. Section 132 of the Planning Code requires a front setback of 5 feet for the subject property based on the front wall of the existing noncomplying building. The proposed new front building wall would extend to the front property line. There would be no front setback.

Adjournment:

980212

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 12, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 11 1998

SAN FRANCISCO
PUBLIC LIBRARY

DISCRETIONARY REVIEW:

97.380D

(ARCE)

423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of January 15, 1998)

98

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 19, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 17 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1a. 96.643X (NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two, two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Proposed for Continuance to March 12, 1998)

1b. 96.643B (NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking following the demolition of the two, two-story buildings currently on site in a C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Proposed for Continuance to March 12, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption: Draft Minutes from 2/5/98.

D. DIRECTOR'S REPORT

3. Informational Presentation on the Conceptual Design of a proposed mixed use development in the Redevelopment Agency Yerba Buena Center Central Block 1- Market

Street between Third and Fourth. The Project is 750,000 square feet in area and 400 feet in height, and includes a luxury hotel, condominiums, retail, a health club and 625 parking spaces. The Director of Planning requests Commission informal comments and input for his report to the Executive Director of the Redevelopment Agency regarding the Project design.

4. (PASSMORE)
97.780D - 1234-33rd Avenue - Informational Status Report

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

F. REGULAR CALENDAR

7. (AHMADI)
CITYWIDE LAND USE STUDY CONTRACT, Approval of a resolution authorizing the Director of Planning to enter into a contract with a consulting firm (to be announced), to expend funds not to exceed \$70,000 for work associated with the Citywide Land Use Study.

8. (GITELMAN)
Resolution delegating responsibility to the Environmental Review Officer for taking testimony at a supplemental Draft EIR hearing to be held in an affected neighborhood of San Mateo County.

9. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An Appeal of a Preliminary Negative Declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.
(Continued from Regular Meeting of February 5, 1998)

10. 97.526E (NAVARRETE)
2068 THIRD STREET, Appeal of Preliminary Negative Declaration: On lot 25 in Assessor's Block 3935, the proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Continued from Regular Meeting of February 5, 1998)

11. 97.568C (ZWIERZYCKI)
98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.
(Continued from Regular Meeting of February 5, 1998).
NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and have their concerns addressed about the affordable units.
12. 97.749C (BAÑALES)
3101 MISSION STREET, southeast corner of Cesar Chavez Street, with frontage on Precita Avenue; Lots 32A, 33, 53 and 54 in Assessor's Block 5501 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct a housing complex containing 55 affordable dwelling units, a community resource center and child care facility and a total of 44 parking spaces, with exceptions to Planning Code requirements for rear yard depth and parking, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District and RH-2 (Residential-House, Two-Family), Bernal Heights Special Use District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of February 12, 1998)
- 13a. 97.869CV (PURVIS)
302 VALLEY STREET, north side between Noe and Sanchez Streets; Lot 8 in Assessor's Block 6613: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or seven dwelling units on the subject lot, as part of a proposed use conversion of an existing four-story elementary school building into housing in an RH-2 (Residential, House, Two-Family) District. The project also involves a variance request to allow a one-story garage structure in the rear (the south side) and in the required rear yard of the subject building.
- 13b. 97.869CV (PURVIS)
302 VALLEY STREET, north side between Noe and Sanchez Streets; Lot 8 in Assessor's Block 6613: Request for Rear Yard Variance. Section 134(a)(2) of the Planning Code requires a minimum rear yard of 45 percent of the depth of the lot, or 67.5 feet measured from the rear property line for the subject lot. The proposed garage would be built entirely within the required rear yard and will extend to within 6 feet of the rear property line. The garage will have a 44-foot frontage along Valley Street and a depth of 50 feet. It will include 5 standard and 2 compact parking spaces. The application for rear yard variance from the Planning Code will be considered by the Zoning Administrator.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4 :00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY

REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

14. 97.838D (PURVIS)
185 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 031 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718983S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.
(Continued from Regular Meeting of January 22, 1998)
15. 97.839D (PURVIS)
187 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 030 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718984S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.
(Continued from Regular Meeting of January 22, 1998)
16. 97.439D/DD (ANDRADE)
914 HARRISON/221 CLARA STREETS, through lot east side of Clara Street and west side of Harrison between 5th and 6th Streets, Lot 149 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9715560 and 9715561, proposing new construction of two live/work buildings on a vacant lot (28 units in total, 28 parking) in a RSD (Residential/Service Mixed Use District).
(Continued from Regular Meeting of January 22, 1998)
17. 98.046D (LINDSAY)
18-20 NOBLES ALLEY, between Grant Avenue and Varennes Street, Lot 025 in Assessor's Block 0104 - Request for Discretionary Review of Building Permit Application Nos. 9723784 and 9723786, proposing to merge four existing dwelling units into two dwelling units in a RH-3 (House, Three-Family) District.

Adjournment:

980219

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 26, 1998
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 23 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

- 1a. 97.870CV. (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533: Request for Conditional Use authorization to construct a five story, 36 dwelling units of senior housing with retail and a parking garage on the ground floor in a C-M (Heavy Commercial District) and 50-X Height and Bulk District within the Mission Neighborhood. A variance is also requested to authorize construction of a portion of the proposed structure within the required rear yard.
(Proposed for Continuance to March 5, 1998)
- 1b. 97.870CV. (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533 - Request for a variance to authorize construction of 36 units of senior housing where the proposed building encroaches into the required rear yard in a C-M (Heavy Commercial District) and 50-X Height and Bulk District within the Mission District.
(Proposed for Continuance to March 5, 1998)
2. 96.099E (NISHIMURA)
MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.
(Continued from Regular Meeting of February 5, 1998)
(Proposed for Continuance to March 5, 1998)
3. 96.099XRE (BADINER)
800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not

limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.

(Continued from Regular Meeting of February 5, 1998)

(Proposed for Continuance to March 5, 1998)

4. 98.015C (HING)

3801- 24TH STREET, southwest corner at Church Street, Lot 01 in Assessor's Block 6509. Request for authorization of Conditional Use to reinstate the hours of operation between 2:00 a.m. and 6:00 a.m. (cabaret permit) for an existing donut shop/coffee shop under Planning Code Sections 728.27 and 790.48 in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would reestablish 24 hours of operation. Conditional Use to allow a cabaret permit for the existing donut shop was originally authorized by Resolution No. 9490 on September 2, 1982.

(Proposed for Continuance to March 5, 1998)

5. 97.722C (WASHINGTON)

1568 HAIGHT STREET, Lot 017 in Assessor's Block 1231, bounded by Clayton Street to the west, and Ashbury Street to the east. - Request for a Conditional Use authorization under Section 719.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing restaurant/bar. This property is located within the Haight Neighborhood Commercial District.

(Continued from Regular Meeting of December 18, 1997)

(Proposed for Continuance to April 9, 1998)

6. 97.752C (PEPPER)

2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 5, 1998)

WITHDRAWN

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption: Draft minutes from 2/12/98.

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

10. (AHMADI)

CITYWIDE LAND USE STUDY CONTRACT, Approval of a resolution authorizing the Director of Planning to enter into a contract with a consulting firm (to be announced), to expend funds not to exceed \$70,000 for work associated with the Citywide Land Use Study.

(Continued from Regular Meeting of February 19, 1998)

11. 98.095TE (BADINER)

Proposed Planning Department fee Amendments-- Consideration of approval of a Resolution of Intent to Initiate Planning Code Amendments and Administrative Code Amendments to modify and eliminate certain Planning Department application fees.

12. (MONTAÑA)

Treasure Island Planning Studies--Area Plan and Redevelopment Plan--Update on planning process and schedule. Informational Presentation only.

13. 94.448E (ROOS)

Disposal and Reuse of Naval Station Treasure Island (NSTI). PUBLIC HEARING ON ADOPTION OF BASELINE CONDITIONS FOR THE JOINT EIS/EIR FOR DISPOSAL AND REUSE OF NAVAL STATION TREASURE ISLAND. Hearing on EIR/EIS Baseline Conditions. A program level Environmental Impact Report (EIR) is being prepared as a joint document with the Navy Environmental Impact Statement (EIS), and will consider 4 alternatives: Maximum Density; Medium Density; Minimum Density; and No Action/Caretaker status.

Pursuant to CEQA Guidelines §15229, this hearing will determine whether any or all of the available baseline conditions will be incorporated into the draft environmental document. **Public comments about the baseline conditions will be accepted until the close of the public hearing on February 26, 1998.**

14. 96.544ED (MALTZER)
1 LA AVANZADA STREET - (AKA 250 PALO ALTO AVENUE) SUTRO TOWER DIGITAL TELEVISION. Certification of Final Environmental Impact Report. At Sutro Tower, on top of Mount Sutro; Assessor's Block/Lot 2724/3. Proposed addition of a new 125-foot-long beam, with digital television antennas attached, to Sutro Tower. The existing Sutro Tower reaches a maximum height of about 975 feet. The proposed new beam and antennas would be attached to the tower between the north and south legs, on the east face, at a height ranging from about 630 feet to 755 feet above ground. The project is proposed in response to a Federal Communications Commission mandate that commercial television broadcast stations shift to Digital Television signal transmission as the next generation of technology for television broadcasting.
Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

15. 96.544ED (MILLER)
1 LA AVANZADA STREET - (AKA 250 PALO ALTO AVENUE) SUTRO TOWER, Lot 003 in Assessor's Block 2724 - Request for Discretionary Review of Building Permit Application No. 9718925, proposing the installation of a antenna support column necessary for the transmission of digital (high-definition) television signals, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family, Detached Dwellings) District.

5:30 p.m.

- (GREEN/LORD)
16. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider a Discretionary Review Policy for live/work proposals. Staff recommendations for the policy are included in the Department's February 19, 1998 "Short-term and Long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.
NOTE: On 6/12/97 the Commission closed public hearing and tabled the "Recommendations."

Adjournment:

980226

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 02 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.771D (MILLER)

370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of December 4, 1997)

(Proposed for Continuance to April 2, 1998)

2. 97.686C (LI)

1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.

(Continued from Regular Meeting of February 5, 1998)

(Proposed for Continuance to April 2, 1998)

3. 97.629E **Appeal of Preliminary Negative Declaration** (NAVARRETE)

300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units. The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard.

(Continued from Regular Meeting of January 22, 1998)

(Proposed for Continuance to March 19, 1998)

4. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a

sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Proposed for Continuance to March 19, 1998)

5. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 9714756, proposing to construct 14 live/work units in one building on a vacant lot (former gas station) in an SLR (Service/Light Industrial/Residential Mixed Use) District.
(Continued from Regular Meeting of February 5, 1998)
WITHDRAWN

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption: Draft Minutes from 2/19/98.

D. DIRECTOR'S REPORT

(ROSETTER)

7. Introduce Extended Stay Hotel - Informational Only

8. DIRECTOR'S ANNOUNCEMENTS

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

(GREEN/LORD)

10. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider a Discretionary Review Policy for live/work proposals. Staff recommendations for the policy are included in the Department's February

19, 1998 "Short-term and Long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

(Continued from Regular Meeting of February 26, 1998)

NOTE: On February 26, 1998, following public testimony the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 -0.

11. 97.409C (WASHINGTON)

119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a five (5) unit residential building on an existing vacant parcel of land. This proposal will have a total of five off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.

(Continued from Regular Meeting of December 11, 1997)

Note: On December 11, 1998, following public testimony, the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -4, with Commissioners Theoharis, Mills, Antenore and Joe voting no. This resulted in an intent to disapprove by a vote of +4 -3, with Commissioners Chinchilla, Martin and Hills voting no.

F. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

12. 98.019Q (PURVIS)

1224 SACRAMENTO STREET, north side between Jones and Taylor Streets, Lot 144 in Assessor's Block 221, six unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.

G. REGULAR CALENDAR

13. 97.526E (NAVARRETE)

2068 THIRD STREET, Appeal of Preliminary Negative Declaration: On lot 25 in Assessor's Block 3935, the proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would

include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.

(Continued from Regular Meeting of February 19, 1998)

Note: On February 19, 1998, following public testimony the Commission closed public hearing and entertained a motion to uphold the negative declaration. The resulting vote was +3 -3, with Commissioners Antenore, Joe and Martin voted no and Commissioner Hills absent. The matter was then continued to 3/5/98 to allow the absent commissioner to participate in final action.

14. 97.568C (ZWIERZYCKI)
98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.
(Continued from Regular Meeting of February 19, 1998).
NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and to have their concerns addressed about affordable units. The architect later requested that it be continued to March 5, 1998.
15. 98.015C (HING)
3801- 24TH STREET, southwest corner at Church Street, Lot 01 in Assessor's Block 6509. Request for authorization of Conditional Use to reinstate the hours of operation between 2:00 a.m. and 6:00 a.m. (cabaret permit) for an existing donut shop/coffee shop under Planning Code Sections 728.27 and 790.48 in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would reestablish 24 hours of operation. Conditional Use to allow a cabaret permit for the existing donut shop was originally authorized by Resolution No. 9490 on September 2, 1982.
(Continued from Regular Meeting of February 26, 1998)
- 16a. 97.870CV. (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533: Request for Conditional Use authorization to construct a five story, 36 dwelling units of senior housing with retail and a parking garage on the ground floor in a C-M (Heavy Commercial) District and 50-X Height and Bulk District within the Mission Neighborhood. A variance is also requested to authorize construction of a portion of the proposed structure within the required rear yard.
(Continued from Regular Meeting of February 26, 1998)
- 16b. 97.870CV (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533 - Request for a variance to authorize construction of 36 units of senior housing where the proposed building encroaches into the required rear yard in a C-M (Heavy Commercial) District and 50-X Height an Bulk District within the Mission District.
(Continued from Regular Meeting of February 26, 1998)
- 17a. 97.645CV (IONIN)
1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131
- Request for Conditional Use Authorization to allow a tourist hotel in the North Beach

NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

- 17b. 97.645CV (IONIN)
1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131
- Request for a variance to allow a tourist hotel without the required parking in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

18. 97.876D (WASHINGTON)
63 HUNTINGTON DRIVE, east side between Country Club and Lakeshore Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of Building Permit Application No. 9714471, proposing to demolish an existing structure and construct a new single-family residence in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of February 5, 1998)

19. 97.072D (GORDON)
2298 UNION STREET, north east corner with Steiner Street, Lot 021 in Assessor's Block 0534 - Review of conditions attached to the approval of Building Permit Application No. 9703103 which allowed interior and exterior alterations to an existing large fast-food restaurant as defined by Planning Code Section 790.90 in the Union Street Neighborhood Commercial Zoning District. On March 6, 1997 the Planning Commission approved the continuation of the existing nonconforming use (d.b.a. Rose's Café) with conditions proposed by the neighborhood and the project sponsor, contingent on Planning Commission review of these conditions on November 6, 1997. On November 6, 1997 the Planning Commission voted to extend the probation of the subject use for an additional 3-month period.
(Continued from Regular Meeting of November 6, 1997)

20. 97.481D (BAÑALES)
938 HARRISON STREET, through lot fronting on Harrison and Clara Streets, between 5th and 6th Streets, Lots 020, 044, 046 and 047 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9719934 and 9719933S, proposing to construct a 45-foot-high live/work building containing 50 units and 50 parking spaces in a RSD (Residential/Service Mixed Use District).

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 12, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
MAR 09 1998
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PUBLIC LIBRARY

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in Assessor's Block - Request for Discretionary Review of Building Permit Application No. 9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and retain the original 10 guest rooms in a RSU (Residential/Service Mixed Use District).
(Continued from Regular Meeting of February 5, 1998)
(Proposed for Continuance to April 16, 1998)

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F. REGULAR CALENDAR

6. TREASURE ISLAND REUSE PLANNING STUDY--(MONTAÑA)

Informational presentation on the "direction we are going" in selecting future development scenarios for Treasure Island and Yerba Buena Island. Informational presentation on the planning process for the civilian reuse of Treasure Island and Yerba Buena Island. In July 1996 the Planning Commission and Board of Supervisors adopted a Draft Reuse Plan for the Islands. The Draft Reuse Plan describes (1) land use, density and design parameters for future use of the Islands; (2) local initiatives for provision of housing and job training services to the City's homeless population; and (3) the costs of required capital improvements for the Islands' reuse, including shoreline stabilization, ferry improvements, utilities, and public services. In 1997 the State Legislature passed Senate Bill 699, the Treasure Island Conversion Act, which authorized the creation of a Treasure Island Development Authority (TIDA) to act as a redevelopment vehicle for the Islands. The Planning Department's current planning process seeks to transform the broad policies of the Reuse Plan into specific details for the development of the Islands using the financial and administrative tools of the TIDA. The Planning Department will prepare a draft Area Plan, underlying zoning controls, a Redevelopment Plan, and a Design for Development document which will be proposed for adoption by the Planning Commission, TIDA and the Board of Supervisors after certification of the Final Environmental Impact Report/Statement (EIR/S) which may take place in December 1998. The informational presentation will describe the direction the planners are going in proposing specific activities, public spaces, public facilities, and buildings proposed for the Islands. Copies of the Draft Reuse Plan are available for pick up at the Planning Department, 1660 Mission Street, 5th Floor Receptionist at a cost of \$5.00. For further information, please contact Paul Rosetter at 558-6326.

7. 96.099E MOSCONE CENTER EXPANSION PROJECT; (NISHIMURA)

northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck

loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for Meeting review by the Planning Department.

(Continued from Regular of February 26, 1998))

8. 96.099XRE (BADINER)
800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.
(Continued from Regular Meeting of February 26, 1998)
- 9a. 96.643X (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two, two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.
(Continued from Regular Meeting of February 19, 1998)
- 9b. 96.643B (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking following the demolition of the two, two-story buildings currently on site in a C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.
(Continued from Regular Meeting of February 19, 1998)
10. 96.032C (NIXON)
1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116: Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Molition No.14082, by Fazio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082. The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

The Commission will consider the request to reopen the public hearing related to the 1996 approval of a full-service restaurant. If the Commission votes to reopen the hearing mailed notices to owners of property within 300 feet of the restaurant site, notification in the Independent Newspaper and a posted notice will be required announcing the hearing date and location. If the Commission does not vote to reopen the case the 1996 approval will stand without regard to the ownership of the restaurant.

11. 97.568C (ZWIERZYCKI)
98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998).
NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and to have their concerns addressed about affordable units. The architect later requested that it be continued to March 5, 1998.

**SPECIAL DISCRETIONARY REVIEW HEARING
AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.**

12. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of January 15, 1998)
13. 97.205D (LI)
599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.
(Continued from Regular Meeting of February 5, 1998)
14. 97.897D (WANG)
650 ORTEGA STREET, north side between 11th and 14th Avenues, Lot 015 in Assessor's Block 2036B -- Request for Discretionary Review of Building Permit Application No. 9721446, proposing to construct a two-story addition at the rear of the existing one-story over-garage single-family dwelling in a RH-1 (House, One-Family) District.

15. 97.895D/DD (BILLOVITS)
1725 LAKE STREET, south side between 18th and 19th Avenues, Lot 035 in Assessor's Block 1378 -- Request for Discretionary Review of Building Permit Application Nos. 9721774 and 9721775S, proposing to demolish the existing single-family building and construct a new two-unit building in a RH-2 (House, Two-Family) District.

Adjournment:

980312

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 19, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
MAR 16 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to establish a single retail store and pharmacy, occupying a floor area of more than 3,000 gross square feet and under Planning Code Section 186.1(c) to allow a change of use (most recently being a nonconforming personal service) on a vacant portion of the existing second floor to another nonconforming retail use, within an NC-1--Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.
(Proposed for Continuance to March 26, 1998)
2. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of February 22, 1998)
(Proposed for Continuance to April 16, 1998)
3. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.
(Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to April 16, 1998)
4. 98.034C (SNYDER)
4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance

with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district.

(Proposed for Continuance to April 2, 1998)

5. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Proposed for Continuance to April 23, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption: Draft Minutes from 3/5/98.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

F. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

9. 98.019Q (PURVIS)
1224 SACRAMENTO STREET, north side between Jones and Taylor Streets, Lot 144

in Assessor's Block 221, six unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.
(Continued from Regular Meeting of March 5, 1998)

NOTE: On March 5, 1998, following public testimony, the Commission closed public hearing and continued the matter to 3/19/98 by a vote of +7 -0 in order to receive more complete information.

E. REGULAR CALENDAR

10. 98.144R (BADINER)

250 STEUART STREET, Assessor's Block 3741, Lots 11, 21, 25, 27, 28 and 33 -- The GAP Building - Consideration of approval of a Resolution finding Amendments to the Rincon Point-South Beach Redevelopment Design for Development Document in conformity with the General Plan and Section 101.1 of the Planning Code.

Note: This activity is within the scope of a program approved earlier, and the program EIR along with subsequent environmental documents adequately describes the activity for the purposes of CEQA.

11. 97.887C (BEATTY)

117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

- 12a. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)

- 12b. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for a variance to allow a tourist hotel without the required parking in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 5, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING

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13. 97.526D (BAÑALES)

2068 - 3RD STREET, west side between Mariposa and 18th Streets, Lot 025 in Assessor's Block 3995 -- Request for Discretionary Review of Building Permit

Application No. 9714782, proposing to construct 16 live/work units on a vacant lot in a M-1 (Light Industrial) District.

14. 98.055D (OMAKARO)
1775 SANCHEZ STREET, east side between Whitney and Harper Streets, Lot 041 in Assessor's Block 6654 -- Request for Discretionary Review of Building Permit Application No. 9723618, proposing a lateral rear addition and interior alteration of the ground floor, first floor and second floor rooms to a single-family dwelling in a RH-2 (House, Two-Family) District.
15. 98.024D (BEATTY)
748 - 24TH AVENUE, east side between Cabrillo and Balboa Streets, Lot 032 in Assessor's Block 1621 -- Request for Discretionary Review of Building Permit Application No. 9716901, proposing to extend the ground floor of the existing single-family dwelling and construct a roof deck above the addition in a RH-2 (House, Two-Family) District.

Adjournment:

980319

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 26, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 23 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to establish a single retail store and pharmacy, occupying a floor area of more than 3,000 gross square feet within an NC-1-- Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance to April 2, 1998)
2. 98.066C (HING)
9 CRYSTAL STREET, west side near De Long Street, Lot 04 in Assessor's Block 7155. Request for authorization of Conditional Use to establish a residential care facility for seven or more persons in an RH-1 (Residential, House, One-Family) District under Section 209.3 (c) of the Planning Code. The proposed facility would provide lodging, board and care for a maximum of 12 adults.
(Proposed for Continuance to April 2, 1998)
3. 97.152E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Continued from Regular Meeting of February 12, 1998)
(Proposed for Continuance to April 16, 1998)
4. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Proposed for Continuance to April 16, 1998)
5. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's

Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. (Continued from Regular Meeting January 22, 1997)
(Proposed for Continuance to April 23, 1998)

- 6 97.205D (LI)
599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.
(Continued from Regular Meeting of March 12 1998)
(Proposed for Continuance to April 2, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption: Draft Minutes from 3/12/98.

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS
9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

10. 97.887C (BEATTY)
117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code

Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 19, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +4 -2 with Commissioners Joe and Hills voting no and Commissioner Martin absent.

11. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 19, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

F. REGULAR CALENDAR

12. 98.085ET (BADINER)

Consideration of Amendments to Planning Code Sections 3.5 and 3.5a (fees) and Administrative Code Section 31.46A (Environmental Quality) to modify fees, and eliminate certain fees and the sunset clause (expiration date).

13a. 97.675ECSRZ (MILLER)

500 RAYMOND AVENUE, north side west of Elliott Street opposite the northerly terminus of Sawyer Street, a portion of Lot 2 in Assessor's block 6221 -- Request for RECLASSIFICATION OF PROPERTY from a "P" (Public Use) District to an RH-1 (House, One-Family) District.

13b. 97.675ECSRZ (MILLER)

500 RAYMOND AVENUE, north side west of Elliott Street opposite the northerly terminus of Sawyer Street, a portion of Lot 2 in Assessor's block 6221 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of 90 dwelling units of elderly housing, a manager's dwelling unit, a senior citizens' center and a child care facility on a site of approximately 2.3 acres presently owned by the San Francisco Unified School District, requiring exceptions from Planning Code standards for rear yard area, dwelling unit density and the method of measurement of building height, in a "P" (Public Use) District and within a 40-X Height and Bulk District.

14. 97.629E (NAVARRETE)

300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units.

The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard.

(Continued from Regular Meeting of March 5, 1998)

15. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)

16. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of February 12, 1998)

Adjournment:

980326

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 2, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
MAR 30 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)
(Proposed for Continuance to June 4, 1998)
2. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to establish a single retail store and pharmacy, occupying a floor area of more than 3,000 gross square feet and under Planning Code Section 186.1(c) to allow a change of use (Most recently being a nonconforming personal service) on a vacant portion of the existing second floor to another nonconforming retail use, within an NC-1-- Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 26, 1998)
(Proposed for Continuance Indefinitely)
3. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)
(Proposed for Continuance to April 23, 1998)
4. 98.034C (SNYDER)
4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance to April 9, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption: Draft Minutes from 3/19/98.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.887C (BEATTY)

117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 26, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +4 -2 with Commissioners Joe and Hills voting no and Commissioner Martin absent.

9. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District. (Continued from Regular Meeting of March 26, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

F. REGULAR CALENDAR

10. 96.032C (NIXON)

1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116; Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Motion No.14082, by Fozio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082. The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

NOTE: On 3/12/98, following public testimony, the Commission closed public hearing and continued this matter to 4/2/98 to allow staff to confer with the City Attorney's office on the Commission's jurisdiction regarding this matter.

11. 98.066C (HING)

9 CRYSTAL STREET, west side near De Long Street, Lot 04 in Assessor's Block 7155. Request for authorization of Conditional Use to establish a residential care facility for seven or more persons in an RH-1 (Residential, House, One-Family) District under Section 209.3 (c) of the Planning Code. The proposed facility would provide lodging, board and care for a maximum of 12 adults.

(Continued from Regular Meeting of March 26, 1998)

12. 98.005C (OMOKARO)

110 BRUSSELS STREET, Lot 001 in Assessor's Block 5927; southwest corner of Silliman and Brussels Streets: Request for Conditional Use Authorization to establish a pre-school/childcare facility providing less than 24-hour care for 25 children per Planning Code Section 209.3(f), in an RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk Designation.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

13. 97.205D (LI)

599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.

(Continued from Regular Meeting of March 26, 1998)

14. 98.978D (PURVIS)
141 CONNECTICUT STREET, east side between 17th and Mariposa Streets, Lot 011 in Assessor's Block 3984 -- Request for Discretionary Review of Building Permit Application No. 9725917, proposing horizontal and vertical additions to a two-story, one-family dwelling in a RH-3 (House, Three-Family) District.

Adjournment:

980402

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
APRIL 2, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

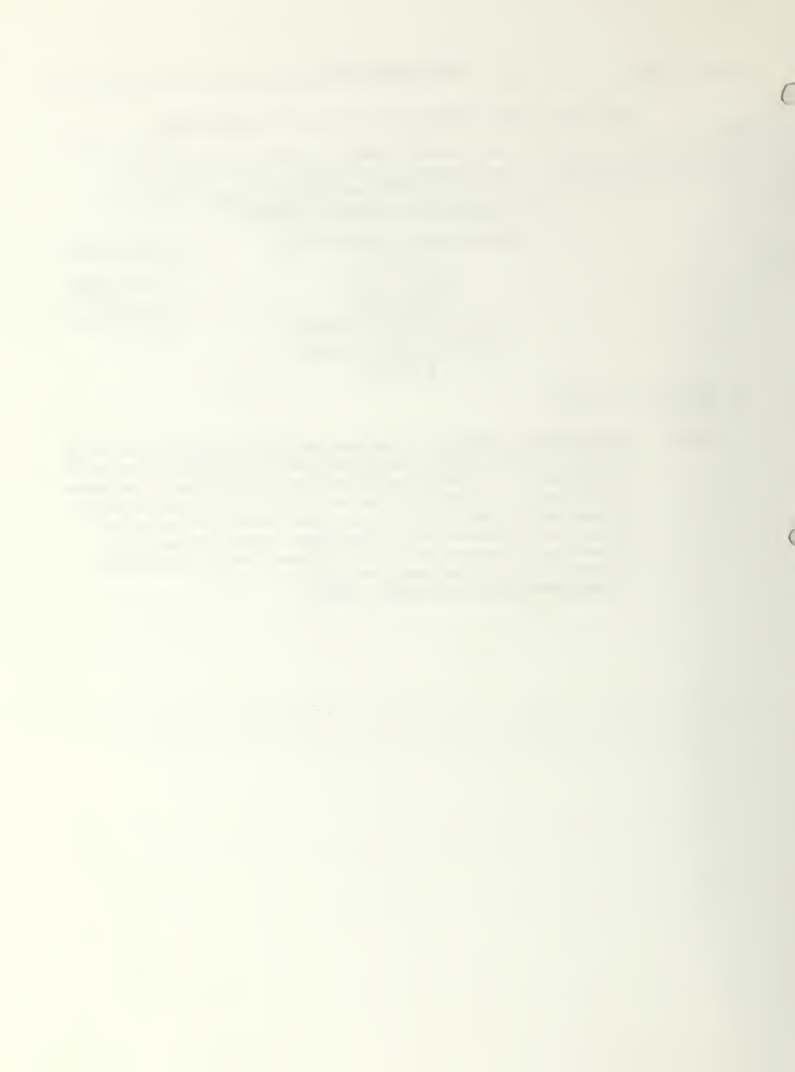
DOCUMENTS DEPT.

APR 01 1998

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PUBLIC LIBRARY

F. REGULAR CALENDAR

- 97.646E: 598 HAMPSHIRE STREET:: The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District. The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.
(Proposed for Continuance to May 7, 1998)



NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 9, 1998
ROOM 430
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

APR 06 1998

SAN FRANCISCO
PUBLIC LIBRARY

12:00 P.M.

ROLL CALL: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly
Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Public Employee Performance Evaluation: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or

ACTION:

- b) Disclose information which a majority deems to be in the public interest.

ACTION:

Adjournment



NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

APR 06 1998

SAN FRANCISCO
PUBLIC LIBRARY

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.722C (WASHINGTON)
1568 HAIGHT STREET; Lot 017 in Assessor's Block 1231, bounded by Clayton Street to the west, and Ashbury Street to the east. - Request for a Conditional Use authorization under Section 719.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing restaurant/bar. This property is located within the Haight Neighborhood Commercial District.
(Continued from Regular Meeting of February 26, 1997)
(Proposed for Continuance to May 14, 1998)
2. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to April 16, 1998)
3. 98.127C (IONIN)
1200 - 9TH STREET, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.
(Proposed for Continuance to April 23, 1998)

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D. DIRECTOR'S REPORT5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

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1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131
- Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.
(Continued from Regular Meeting of March 26, 1998)
Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

F. REGULAR CALENDAR

8. 97.368E (POSTERNAK)
COUNTY JAIL NO. 3 REPLACEMENT PROJECT -- Public Hearing on Draft Environmental Impact Report. The project consists of replacing components of the existing San Francisco County Jail No. 3/7 Complex, on land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno to the east, City of Pacifica to the west, Skyline College to the north, and Crystal Springs Reservoir to the south. The project mainly involves replacing the existing County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with new Administrative/Services and Housing Buildings on the same site. The project also involves replacing and upgrading other facilities of the County Jail No. 3/7 Complex, including a new Vehicle Storage Area, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The existing County Jail No. 3 building would be demolished after the new buildings are constructed. The project is proposed by the San Francisco Sheriff's Department.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on April 14, 1998.
9. 98.034C (SNYDER)
4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an

existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district.

(Continued from Regular Meeting of March 19, 1998)

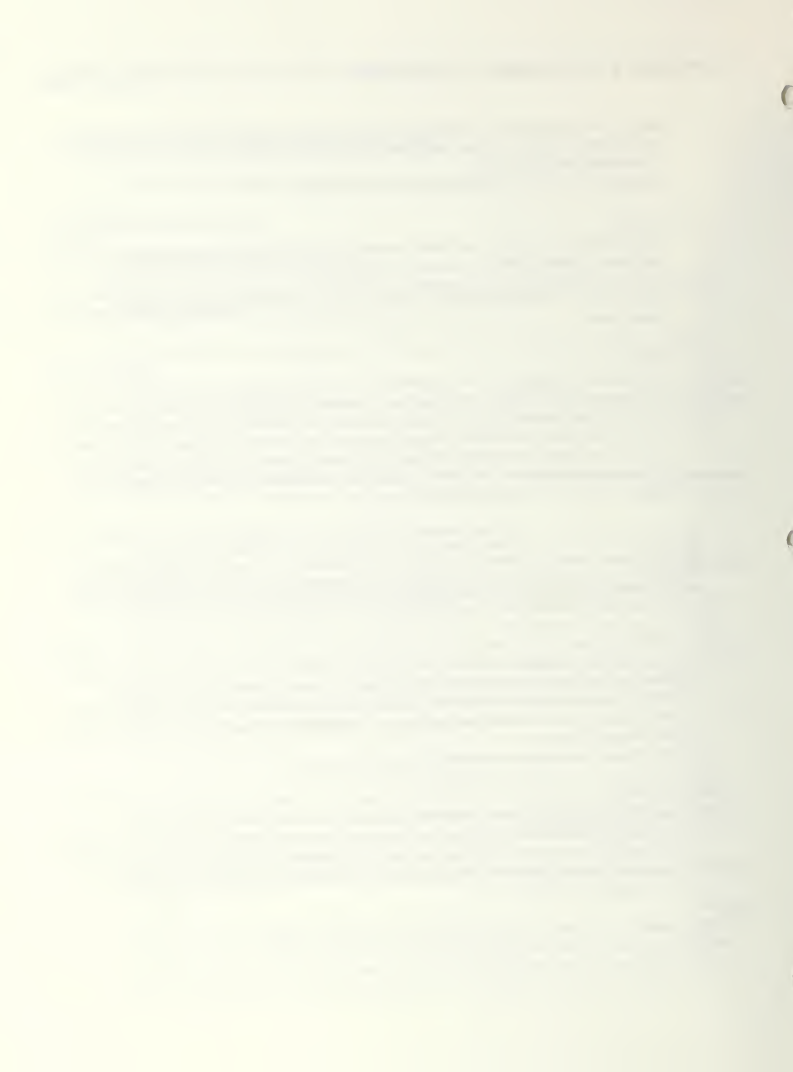
10. 98.100C (SMITH)
704 KEARNY STREET, east side between Washington and Clay Streets; Lot 11 in Assessor's Block 208 - Request for Conditional Use Authorization under Section 810.43 of the Planning Code, to allow a small fast food restaurant of approximately 1,154 square feet in the CCB (Chinatown Community Business) District and a 65-N Height and Bulk District.

11. 98.037C (ZWIERZYCKI)
1990 OCEAN AVENUE, north side between Lakewood Avenue and Fairfield Way, Lot 18 in Assessor's Block 3280 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install up to a total of twelve (12) Nextel panel antennas on an existing spire; as well as an equipment shelter on the first-floor roof of an existing one-two- and three-story architecturally significant (AS) church building, as part of a wireless communication network in an NC-2 Neighborhood Commercial, Small-Scale District and a 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

12. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of March 26, 1998)
13. 98.188D (NICHOL)
747 LEAVENWORTH, west side between Sutter and Post Streets, Lot 001A in Assessor's Block 0300 -- Request for Discretionary Review of Building Permit Application No. 9802972, proposing to reduce the number of dwelling units (from five to four) within an existing four-story, five-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.



CORRECTION TO THE
ADDENDUM

For City 1st Posted 4/6/98
DOCUMENTS DEPT. 8

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

APR 13 1998
SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
APRIL 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

D. DIRECTOR'S REPORT

97.487D/98.013D

(GORDON)

1269, 1271-79 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in
Assessor's Block 0501 -- Informational Status Report

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 16, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
APR 14 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

***NOTE:** For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.*

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance to May 28, 1998)
2. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance to May 28, 1998)
3. 97.152E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Continued from Regular Meeting of March 26, 1998)
(Proposed for Continuance Indefinitely)
4. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of March 26, 1998)
(Proposed for Continuance Indefinitely)

5. 98.069C (FALLAY)
1050 TARAVAL STREET, north side, at the corner of 21st Avenue, Lot 22 in Assessor's Block 2349 -- Request for Conditional Use authorization under Section 711.44 of the Planning Code to convert an existing Cafe shop to a Small Self-Service Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Proposed for Continuance to April 23, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption: Draft Minutes from 4/2/98.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

9. (PASSMORE)
1305 CASTRO STREET, Hahn's Hibachi Restaurant, Status report concerning odor/smoke mitigation (97.654C, Motion No. 14999).

E. REGULAR CALENDAR

10. 96.032C (NIXON)
1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116; Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Motion No.14082, by Fuzio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082.

The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

NOTE: On 3/12/98, following public testimony, the Commission closed public hearing and continued this matter to allow staff to confer with the City Attorney's office on the Commission's jurisdiction regarding this matter.

(Continued from Regular Meeting of April 2, 1998)

11. 98.025C (LINDSAY)
70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 303(e) for authorization to change a condition previously imposed on Conditional Use Authorizations (Motion Nos. 13469 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.
12. 98.025X (LINDSAY)
70 - 82 NATOMA STREET, north side between First and Second Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 309(j) for authorization to change a condition previously imposed on Determinations of Compliance and Approved Exceptions under Planning Code Section 309 (Motion Nos. 13470 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

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13. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 9, 1998)
14. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in Assessor's Block - Request for Discretionary Review of Building Permit Application No. 9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and retain the original 10 guest rooms in a RSD (Residential/Service Mixed Use District).
(Continued from Regular Meeting of February 5, 1998)

15. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of March 12, 1998)
16. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 9, 1998)
17. 98.183D (ALVIN)
727-729 DEHARO STREET, east side between 19th and 20th Streets, Lot 026 in Assessor's Block 4071 -- Request for Discretionary Review of Building Permit Application No. 9725437, proposing to construct a three-story, two-family dwelling including two off-street parking spaces on a vacant lot in a RH-2 (House, Two-Family) District.
18. 98.184D (FALLAY)
4444-24TH STREET, north side between Hoffman and Grand View Avenues, Lot 012 in Assessor's Block 2828 -- Request for Discretionary Review of Building Permit Application No. 9714306, proposing to construct a single-story vertical addition to the existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

Adjournment:

980416

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

APR 21 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. (Continued from Regular Meeting January 22, 1997)
(Proposed for Continuance to July 23, 1998)
2. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a proposed building approved as 20 commercial loft spaces to 20 live/work spaces as well as the conversion of one additional commercial loft (currently under construction) to a live/work unit on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of April 2, 1998)
(Proposed for Continuance to May 14, 1998)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption: Draft Minutes from 4/9/98.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS5. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. REGULAR CALENDAR

6. 97.689XCE (BADINER)

299 SECOND STREET, east side between Folsom Street and Clementina Street, Lots 27, 29 and 35 in Assessor's Block 3736., within a C-3-O(SD) (Downtown Office, Special Development) District and a 200-S Height and Bulk District -- (1) Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception, tour bus loading and a pedestrian level wind speed standard exception and (2) Consideration of Approval of a Conditional Use Application for an approximately 415 room hotel with ancillary retail uses and parking exceeding accessory amounts. The proposed project is construction of an approximately 275,000 gross square foot, 17-story over basement level, approximately 165-foot tall hotel with approximately 120 parking spaces.

Pursuant to Planning Code Section 314, the project would result in the net addition of 239,550 square feet of hotel uses, requiring a payment of \$239,550 to the Citywide Affordable Childcare Fund.

7. 98.156C (HING)

790 LOMBARD STREET, northeast corner at Taylor Street, Lot 15A in Assessor's Block 065 - Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (August, 1995 Motion No.13936) to establish a Small Self-Service Restaurant in the North Beach Neighborhood Commercial District. The proposal would add a kitchen with heating devices and cooking equipment.

8. 98.069C (FALLAY)

1050 TARAVAL STREET, north side, at the corner of 21st Avenue, Lot 22 in Assessor's Block 2349 -- Request for Conditional Use authorization under Section 711.44 of the Planning Code to convert an existing Cafe shop to a Small Self-Service Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of April 16, 1998)

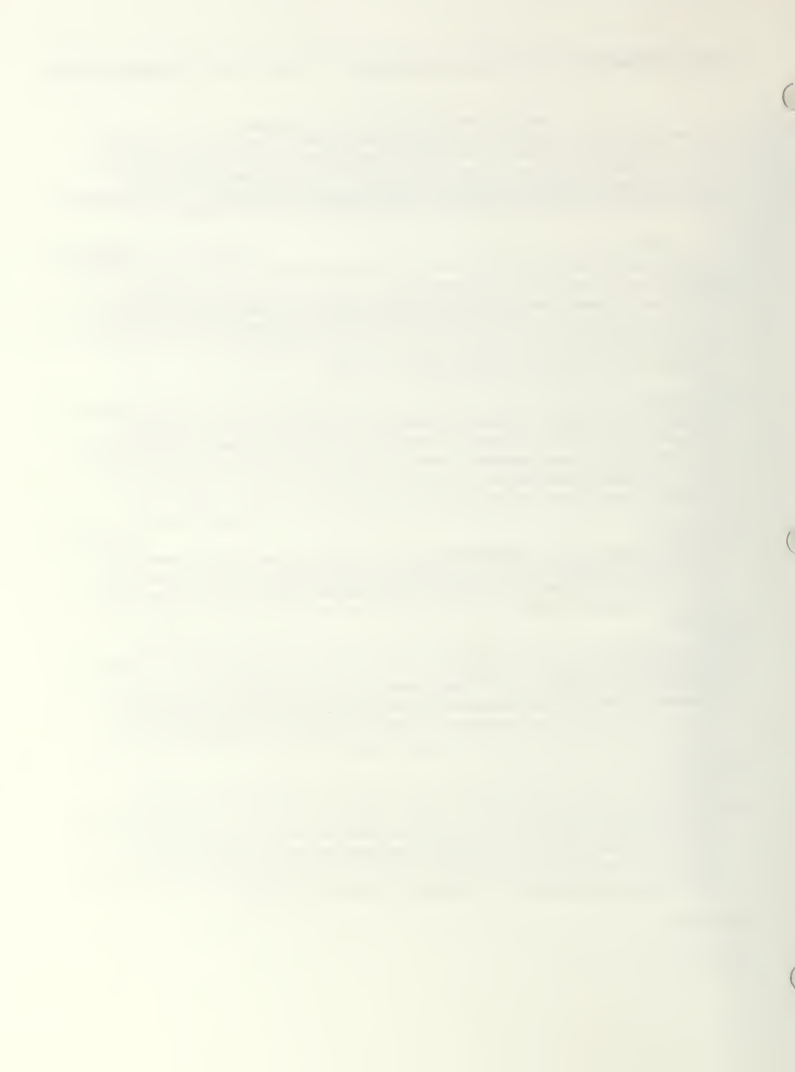
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9. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of March 19, 1998)
10. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 16, 1998)
11. 98.208D (BAÑALES)
723 TEHAMA STREET, south side between 8th and 9th Streets, Lot 067 in Assessor's Block 3729 - Request for Discretionary Review of Building Permit No. 9801230, proposing to convert a legally commercial building into four live/work units. The project proposes a single-story vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.
12. 98.200D/DD (SMITH)
1350 UNION STREET, north side between Larkin and Post Streets, Lot 012 in Assessor's Block 0525 -- Request for Discretionary Review of Building Permit Application Nos. 9724440 and 9724441S, proposing to demolish the existing building and construct a new two-family dwelling in a RH-2 (House, Two-Family) District.
13. 98.071D (ZWIERZYCKI)
1739 - 37TH AVENUE, west side between Moraga and Noriega Streets, Lot 010 in Assessor's Block 2012 -- Request for Discretionary Review of Building Permit Application No. 9722926, proposing to construct a two-story addition at the rear of an existing residence in a RH-1 (House, One-Family) District.

Adjournment:

980423



APR 22 1998

SAN FRANCISCO
PUBLIC LIBRARY

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

98.127C

(10NIN)

1200 - 9TH AVENUE STREET, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.

(Proposed for Continuance Indefinitely)



NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 7, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAY 05 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.646E (PARKER)

598 HAMPSHIRE STREET: Appeal of a Preliminary Negative Declaration. The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District. The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.
(Proposed for Continuance to May 21, 1998)

2. 97.528E (POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Proposed for Continuance to May 21, 1998)

3. 97.528D (BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 16, 1998)
(Proposed for Continuance to May 21, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption: Draft Minutes from 4/16/98 and 4/23/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

7. 96.281E (KALAHAR)
SAN FRANCISCO MUNICIPAL RAILWAY THIRD STREET LIGHT RAIL -- Public Hearing on Draft Environmental Impact Statement/Environmental Impact Report.
The San Francisco Public Transportation Commission/Municipal Railway (Muni), in cooperation with the Federal Transit Administration (FTA), proposes to construct a new light rail transit (LRT) line into the southeastern quadrant of the City. The EIR/EIS analyzes the potential environmental impacts (physical changes to the environment) of three alternative projects: the No Project alternative, the No Build/Transportation System Management (TSM) alternative and the Light Rail alternative. The No Project alternative would perpetuate existing conditions in the Third Street Corridor; the No Build/TSM alternative would meet increased transit demand via expanded bus service; and the Light Rail alternative would extend Muni light rail service in two phases. The Initial Operating Segment (IOS) would extend light rail from King Street to the Bayshore Caltrain Station via Third, Fourth and Bayshore Boulevard. A later Central Subway phase would extend service northward to Chinatown via Third/Fourth, Geary and Stockton. In addition, a new light rail maintenance and storage facility would be constructed on one of two alternative sites.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on May 19, 1998.

8. 98.174R (SHOTLAND)
General Plan Referral on proposed acquisition of property located at the southwest corner of Chestnut and Leavenworth Streets, AB 067, lots 14, 14a for public open space use, through a bequest of the property to the Recreation and Park Department.
9. 98.139C (MILLER)
1383-87 VALENCIA STREET, northeast corner at 25th Street, with frontage on Orange Alley, Lots 16, 17, 18 and 19 in Assessor's Block 6515 -- Request for authorization of a

CONDITIONAL USE to establish a private ELEMENTARY SCHOOL (above the ground floor) in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.

10. 98.086C (MILLER)
3006-26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a CONDITIONAL USE for EXPANSION of a RESIDENTIAL CARE FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

11. 98.152C (BEATTY)
366 COLUMBUS AVENUE, northeast side between Vallejo Street and Broadway; Lot 1 in Assessor's Block 146: -- Request for Conditional Use authorization under Section 722.27 of the Planning Code to extend the hours of operation for an existing small self-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District

12. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of March 26, 1998)
NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

12. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge six existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 23 1998)
13. 98.206D (BEATTY)
2702 LARKIN STREET, west side between Francisco and Chestnut Streets, Lot 005 in Assessor's Block 0477 -- Request for Discretionary Review of Building Permit Application No. 9801748, proposing to merge 14 units into 12 units in a RM-3 (Mixed, Medium

Density) District

14. 98.208D (BAÑALES)
723 TEHAMA STREET, south side between 8th and 9th Streets, Lot 067 in Assessor's Block 3729 - Request for Discretionary Review of Building Permit No. 9801230, proposing to convert a legally commercial building into four live/work units. The project proposes a single-story vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.
15. 97.859D (OMOKARO)
641-643 CONNECTICUT, east side between 20th and 22nd Streets, Lot 052 in Assessor's Block 4100 -- Request for Discretionary Review of Building Permit Application No. 9718051, proposing to add a third story to the front of an existing two-story, over-garage structure in a RH-2 (House, Two-Family) District.
16. 98.212D (KEYLON)
152 PALM AVENUE, east side between Euclid Avenue and Geary Boulevard, Lot 038 in Assessor's Block 1062 -- Request for Discretionary Review of Building Permit Application No. 9725270, proposing to construct a two-story addition at the rear of a two-story, single-family dwelling in a RM-1 (Mixed, Low Density) District.
17. 98.214D (BAÑALES)
1128 TENNESSEE STREET, west side between 22nd and 23rd Streets, Lots 006 and 007 in Assessor's Block 4171 -- Request for Discretionary Review of Building Permit Application Nos. 9724252S and 9724253S, proposing new construction of two three-family dwellings for a total of six dwelling units in a RH-3 (House, Three-Family) District.

Adjournment:

980507

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MAY 05 1998

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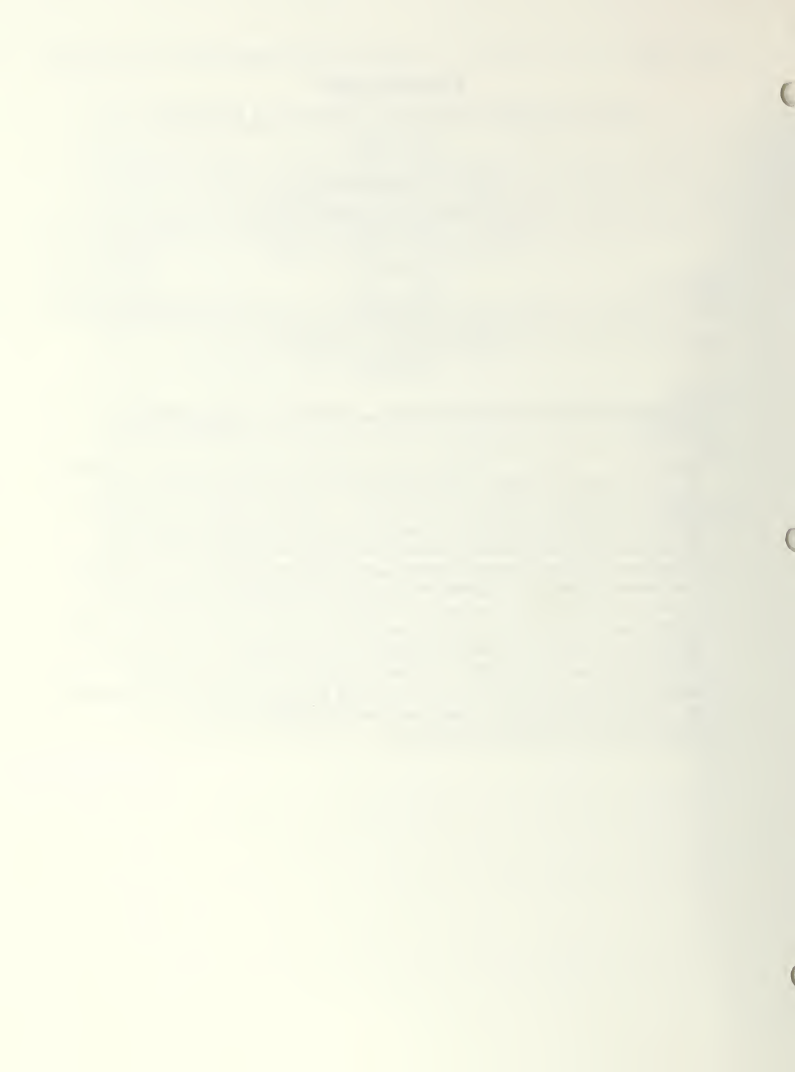
CONSIDERATION OF FINDINGS AND FINAL LANGUAGE -- PUBLIC HEARING
CLOSED

98.025C

(LINDSAY)

70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 303(e) for authorization to change a condition previously imposed on Conditional Use Authorizations (Motion Nos. 13469 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

NOTE: On 4/16/998, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions as modified (Extend expiration date for 3 years and require 10% affordable units on site) by a vote of +5 -2. Commissioner Chinchilla voted no. Commissioner Theoharis was absent.



NOTICE OF MEETING AND CALENDAR
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MAY 14, 1998
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MAY 12 1998

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.227ETZ (ROSETTER)
HISTORIC SIGN DISTRICT - - Consideration of a proposal to add two new sections to the Planning Code (Zoning Ordinance), creating the concept of an historic sign and historic sign district which would allow signs deemed historic but not general advertising to be restored, updated and maintained by authorization of the Planning Commission as a conditional use in historic sign districts; to amend Sections 260(b), 262, 604, and 607 of the Planning Code to exempt historic signs from the height limit; and to map the Hamm's Building Historic Sign District as an amendment to the zoning map in a portion of the block bounded by Bryant Street, Fifteenth Street, Florida Street and the extension of Alameda Street.
(Proposed for Continuance to June 11, 1998)
2. 98.103C (PAEZ)
2555 SEVENTEENTH AVENUE, the southern portion of Assessor's Block 2418 Lots 4, 4A, 4B, 4C and 4D, bound by 17th Avenue (east), 18th Avenue (west) and Vicente Street (south): Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use, Saint Cecelia's Church and Elementary School, by construction of a multi-purpose building which would include a gymnasium/auditorium, recreation and meeting rooms, in an RH-1 (Residential, House, One-Family) District and within a 40-X Height and Bulk District.
(Proposed for Continuance to May 21, 1998)
3. 98.226D (WASHINGTON)
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 4, 1998)
4. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of April 16, 1998)
(Proposed for Continuance to May 21, 1998)

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C. COMMISSIONERS' QUESTIONS AND MATTERS**D. DIRECTOR'S REPORT**

5. (ANDRADE)
345 STOCKTON STREET - LEVI'S FLAGSHIP STORE Lot 16 in Assessor's Block 296, a Category V (non-contributing) building in the C-3-R (Downtown Retail) District and the Kearny-Market-Mason-Sutter Conservation District. - Informational Only. Action by the Commission is not required.

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

8. (GHOSH)
INGE HORTON, Resolution honoring Inge Horton upon her retirement from the Planning Department and commending her for her contributions to the Department and the City and County of San Francisco.
9. 98.120ET (ROSETTER)
REQUIRED ARTWORK AMENDMENT - Consideration of a proposal to amend Section 149 of the Planning Code (Zoning Ordinance) to expand the options where artwork required for buildings in the C-3 Districts can be provided. Currently, Planning Code Section 149 requires that 1% of the construction cost to build or expand a building in the C-3 District to more than 25,000 square feet be expended on artwork that must be installed and maintained in one of the following locations: (i) in areas on the site of the building or addition and clearly visible from the public sidewalk or the building's open-space feature required by the Code or (ii) on the site of the building's open-space feature

required by the Code, or (iii) upon the approval of any relevant public agency, on adjacent public property, or (iv) in a publicly accessible lobby area of a hotel. The proposed amendment would add, for a period of three years, a fifth option for artwork placement; that of placement in, upon or part of publicly-visible ornamental features of architecturally significant buildings that are located in the C-3 District or in "P" Districts adjacent to the C-3 District.

10. 98.084K (LI)
150 CALIFORNIA STREET, northeast corner at Front Street; Lot 19 in Assessor's Block 236 - Request for determination of shadow impact significance of the proposed 23-story office building. The project includes an addendum to the environmental impact report and a Section 309 review.
11. 98.084X (LINDSAY)
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lot 19 in Assessor's Block 236 -- Request for Determinations of Compliance and Exception from separation of towers requirements under Section 309 of the Planning Code to allow certain design modifications to the office and retail project which was previously approved by the Planning Commission in Motion Nos. 11827, 11828 and 14095. The modified project involves the construction of a 23-story building containing 205,896 square feet of office space, up to 6,500 square feet of retail space, 9,029 square feet of basement parking and 4,150 square feet of rooftop open space on a site within a C-3-O (Downtown Office) District and 75-X and 350-S Height and Bulk District and partially within the Front-California Conservation District.
12. 97.447E (GLASNER)
OMNI SAN FRANCISCO HOTEL- PUBLIC HEARING ON DRAFT EIR: The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code.. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.
Note: Written comments accepted through May 26, 1998.
13. 97.823E (ROOS)
299 DOLORES STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT: Holy Family Day Home. Northeast corner of 16th and Dolores Streets. Assessor's Block 3556, Lot 25: The project would demolish a three-story building with frontage on both Dolores and 16th Streets. A new, two-story, building would be constructed on the same part of the site. The building to be demolished was

designed by Willis Polk and Company, and was determined to appear eligible for listing on the National Register of Historic Places (NRHP). The building was used for child care from about 1912, until the 1989 Loma Prieta earthquake. A building constructed in 1984 would remain and continue to provide classrooms and other facilities for child care, and two, one-story, 960-sq.-ft. temporary buildings would be removed after project construction. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. There would be a net reduction of about 2,830 sq. ft. at the site. The site served 150 children prior to 1989, and now serves 100 children. The new building would enable the site to serve 150 children, with approval of an amendment to the existing Conditional Use authorization.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, MAY 14, 1998, OR THE END OF THE PUBLIC HEARING, WHICHEVER IS LATER

14. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of May 7, 1998)
NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.
- 15 98.164C (ZWIERZYCKI)
30 RICKARD STREET, north side between Barneveld and San Bruno Avenues, near intersection of Fwys 101 & 280, Lot 24 in Assessor's Block 5851 -- Request for Conditional Use authorization under Section(s) 234.2(a)/ 209.6(b) of the Planning Code to install a total of nine (9) Cellular One panel antennas on an existing GTE Mobilnet monopole, as well as an equipment shelter adjacent to this monopole, on state-owned property occupied by Caltrans Alemany Maintenance Yard, as part of a wireless communication network in a Public Use (P) District and a 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

16. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a proposed building approved as 20 commercial loft spaces to 20 live/work spaces as well as the conversion of one additional commercial loft (currently under construction) to a live/work unit on the property located at 370 De Haro

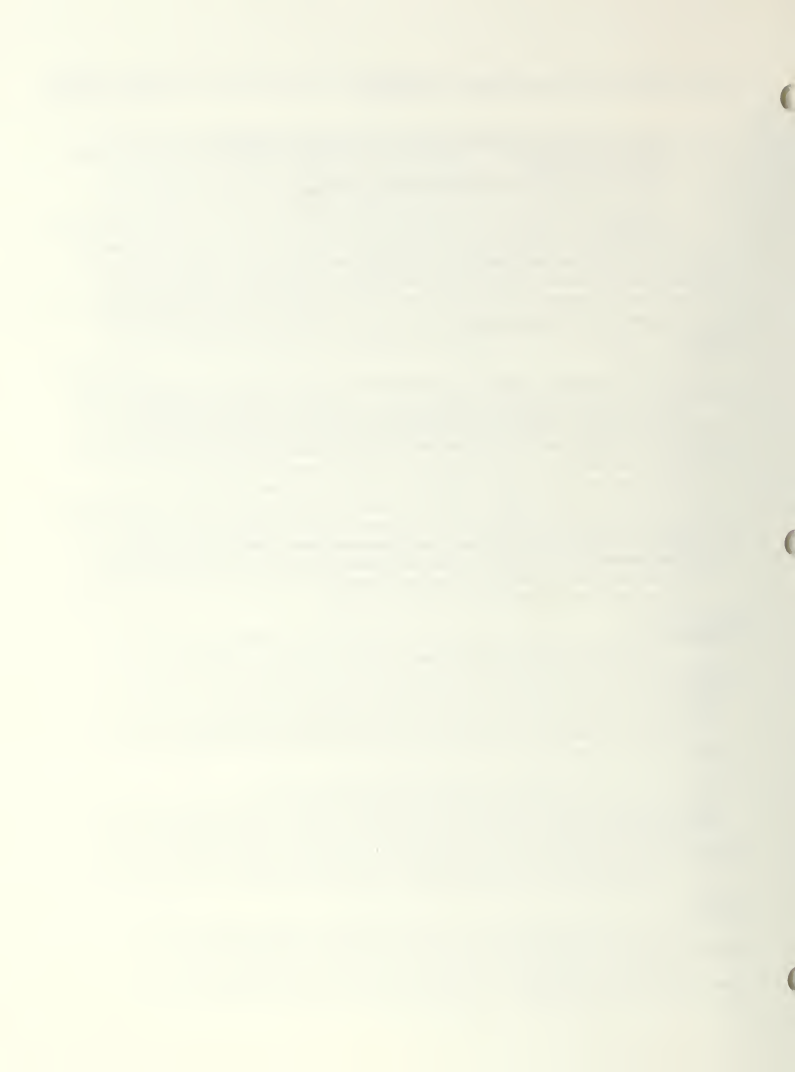
Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of April 23, 1998)

17. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
18. 98.232D (GORDON)
3507 JENNINGS STREET, east side between Le Conte Avenue and Bay View Park, Lot 019 in Assessor's Block 5015 -- Request for Discretionary Review of Building Permit Application No. 9802418S, proposing to raise the existing roof of the garage to accommodate new 12-foot-high doors in a RH-1 (House, One-Family) District.
19. 98.214D (BAÑALES)
1128 TENNESSEE STREET, west side between 22nd and 23rd Streets, Lots 006 and 007 in Assessor's Block 4171 -- Request for Discretionary Review of Building Permit Application Nos. 9724252S and 9724253S, proposing new construction of two three-family dwellings for a total of six dwelling units in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of May 7, 1998)

Adjournment:

980514



NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION
THURSDAY, MAY 21, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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Roll Call:

Planning Commission
Recreation and Park Commission

A. SPECIAL CALENDAR

98.129R (SHOTLAND)
SAN FRANCISCO OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1998-1999. At this meeting, the Acting General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for Fiscal Year 1998-1999. The Planning Commission will consider finding the Program and Fund in-conformity with the General Plan, and will consider of adoption of the 1998-1999 San Francisco Park and Open Space Program.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. The president or chairperson may limit the total testimony to 30 minutes.

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Adjournment:



NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 21, 1998
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

MAY 19 1998

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ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
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Beverly Mills

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3:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 18, 1998)
2. 98.229D (LIGHT)
253-26TH AVENUE, west side between Lake and California Streets, Lot 009 in Assessor's Block 1386 -- Request for Discretionary Review of Building Permit Application No. 9723790S, proposing to demolish the existing one-unit house and replace it with a three-unit residential building in a RH-1 (House, One-Family) District.
(Proposed for continuance to June 11, 1998)
3. 97.528E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Continued from Regular Meeting of May 7, 1997)
(Proposed for Continuance to June 11, 1998)
4. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 7, 1998)
(Proposed for Continuance to June 11, 1998)

B. PUBLIC COMMENT

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within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption of Draft Minutes from 5/7/98

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of May 7, 1998)
NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.
Note: On 5/14/98 the Commission passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Mills and Joe absent.

F. REGULAR CALENDAR

9. 97.646E (PARKER)
598 HAMPSHIRE STREET: **Appeal of a Preliminary Negative Declaration.**
The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District.

The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.

(Continued from the Regular Meeting of May 7, 1998)

10. 98.103C (PAEZ)
2555 SEVENTEENTH AVENUE, the southern portion of Assessor's Block 2418 Lots 4, 4A, 4B, 4C and 4D, bound by 17th Avenue (east), 18th Avenue (west) and Vicente Street (south): Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use, Saint Cecelia's Church and Elementary School, by construction of a multi-purpose building which would include a gymnasium/auditorium, recreation and meeting rooms, in an RH-1 (Residential, House, One-Family) District and within a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 14, 1998)
11. 98.195C (GORDON)
2298 UNION STREET, northeast corner with Steiner Street, Lot 021 in Assessor's Block 0534 -- Request for a Conditional Use Authorization to convert an existing nonconforming Large Fast-Food Restaurant to a Full-Service Restaurant (defined by Section 790.92 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
12. 98.151C (BEATTY)
2271 UNION STREET, south side between Steiner and Fillmore Streets; Lot 26 in Assessor's Block 539: -- Request for Conditional Use Authorization under Section 161(j) of the Planning Code to allow reduction of the off-street parking requirement from four spaces to zero in order to legalize four dwelling units and a ground floor retail space in an existing four story mixed use building in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District

SPECIAL DISCRETIONARY REVIEW HEARING

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13. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge six existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 7 1998)

14. 98.230D (ANDRADE)
2450 HYDE STREET, west side between Bay and Chestnut Streets, Lot 025 in Assessor's Block 0048 -- Request for Discretionary Review of Building Permit Application No. 9804332, proposing to legalize a rooftop deck over an existing one-story extension at the rear of a three-story, three-unit residential building in a RH-1(D) (House, One-Family, Detached) District.
15. 98.231D (WASHINGTON)
447 - 29TH STREET, south side between Noe and Sanchez Streets, Lot 036 in Assessor's Block 6631 -- Request for Discretionary Review of Building Permit Application No. 9802535, proposing to construct a new third floor to an existing two-story residence in a RH-2 (House, Two-Family) District.
16. 98.506D/DD (BANALES)
1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.

Adjournment:

980521

**NOTICE OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
BUILDING INSPECTION COMMISSION
THURSDAY, MAY 28, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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Roll Call:

Planning Commission
Building Inspection Commission

A. SPECIAL CALENDAR

COORDINATION OF BUILDING PERMIT REVIEW PROCESS - (CHIU/GREEN)

The purpose of this hearing is to discuss the coordination between the City Planning Department, Department of Building Inspection, and other relevant city departments in the review of applications for building permits. At this meeting the Departments of City Planning and Building Inspection will present a brief introduction and background. The public may address the commissions on the following procedural issues:

1. Information Procedures

- Public notices
- Communication between departments
- Computer systems for tracking the status of applications
- Complete information on plans and accurate description of proposals

2. Permitting Procedures

- Application review by multiple departments
- Review of building permit applications at Planning Information Counter
- Multiple permits/actions on one property, e.g., serial permits

After public testimony Commissioners may raise questions and provide direction to the Departments. Further action by the Commissions is not required.

B. PUBLIC COMMENT

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Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 28, 1998
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.

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MAY 26 1998

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ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
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OF THE
SAN FRANCISCO
PLANNING COMMISSION N
REGULAR MEETING

THURSDAY
MAY 28, 1998
ROOM 404
WAR MEMORIAL BUILDING
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5:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption for Minutes of 5/14/98.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS
3. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

4. 97.528E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Continued from Regular Meeting of May 21, 1997)

5. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of May 21, 1998)

6. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.
(Continued from Regular Meeting of April 16, 1998)

7. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of April 16, 1998)

8. 98.206D (BEATTY)
2701 LARKIN STREET, west side between Francisco and Chestnut Streets, Lot 005 in Assessor's Block 0477 -- Request for Discretionary Review of Building Permit Application No. 9801748, proposing to merge 13 units into 11 units in a RM-3 (Mixed, Medium Density) District
(Continued from Regular Meeting of May 7, 1998)

Adjournment:

980528

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 4, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 4 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: *For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.*

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.226D (WASHINGTON)
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 25, 1998)
2. 98.251C (MILLER)
154 COLERIDGE STREET, northwest side between Virginia and Esmeralda Avenues, Lot 22 in Assessor's Block 5642 -- Request for authorization of a CONDITIONAL USE to modify a condition of approval of Commission Motion No. 11774 permitting the reduction from six to four off-street parking spaces (in order to accommodate one handicapped-accessible dwelling unit) in the subject three-unit residential building, in an RH-2 (House, Two, Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to June 11, 1998)
3. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of April 2, 1998)
(Proposed for Continuance to September 3, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to

another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption for Minutes of 5/14/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

7. COMPUTER SERVICES FOR DCP- Informational Only (BERKOWITZ)

8. (GREEN)
Informational presentation on the conceptual design of a proposed residential development in the Redevelopment Agency Yerba Buena Center East Block 1- the northeast corner of Mission Street and Third Street, with frontage also on Jessie Street. The project is approximately 500,000 square feet in total floor area, and just under 450 feet in height. It includes 498 luxury residential condominiums, 30,000 square feet of retail space, a health club, offices for the Historical Society, and 292 parking spaces. The Director of Planning requests Commission informal comments and input for his report to the Executive Director of the Redevelopment Agency regarding the project design.

E. REGULAR CALENDAR

9. 98.238ET (MONTAÑA)
BRIDGE DISTRICT AMENDMENT: Consideration of a proposal to amend Section 1010 of the City Planning Code to clarify that the Golden Gate Bridge Highway and Transportation District is exempt from the regulations of Article 10 of the Planning Code which authorizes the designation of landmark structures and establishes various procedures for reviewing proposals to demolish or alter landmarks.

10. 98.341T (MONTAÑA)
AFFORDABLE CHILD CARE AMENDMENT: Consideration of a proposal to amend Section 314.5 of the Planning Code to expand the sources and eligible uses of monies

in the Affordable Child Care Fund. The amendments would allow monies from that fund to be used to pay for any report/s required by Planning Code Section 314.5 to demonstrate the relationship between office and hotel development projects and child care demand. The amendments would also provide for Board of Supervisors approval of rules and regulations for the uses of that fund.

11. 97.470E (NAVARRETE)

475 BRANNAN STREET - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. The proposal is to renovate, seismically strengthen, and expand an existing office building (former warehouse) at 475 Brannan Street, between Third and Fourth Streets (Assessor's Block 3787, lot 31), with addition of parking. The project would add two stories to an existing two-story-plus-basement building, increasing floor area from approximately 213,500 gross square feet (gsf) to about 245,500 gsf. Office space would increase from 180,000 gsf to 241,000 gsf, and a portion of the ground floor would contain approximately 2,500 gsf of retail space. An existing 71,000 sq.ft. basement would be converted to a parking garage for about 160 vehicles. Off-street loading would be provided through a new loading dock constructed behind the building and accessible from Brannan Street via a private on-site alley. The project would require a rezoning of the existing 50-foot height limit to 65 feet to permit construction of the 58-foot-tall project. The rezoning must be approved by the Planning Commission and the Board of Supervisors. This project is located in an SSO (Service Secondary Office) zoning district.

NOTE: Comments will be accepted until 5pm, June 4, 1998, or the end of the Public Hearing, whichever is later.

12. 98.136C (BEATTY)

1081 PINE STREET, Lot 7C in Assessor's Block 275, south side between Jones and Taylor Streets -- Request for Conditional Use authorization under Planning Code Section 238 to expand an existing Full-Service Restaurant (defined by Planning Code Sections 790.34 and 790.92) and Bar (defined by Planning Code Section 790.22) in an RM-4 (Residential, High Density) District and a 65-A Height and Bulk District. The subject property is also within the Nob Hill Special Use District.

13. 98.197C (BILLOVITS)

540 and 590 VAN NESS AVENUE (aka 595 GOLDEN GATE AVENUE) AND 567 GOLDEN GATE AVENUE; Lot 13 in Assessor's Block 766 -- Request for a Conditional Use Authorization [per Planning Code Section 243(c)(8)(F)] to establish a large fast food restaurant in the Van Ness Avenue Special Use District, RC-4 (High Density Residential-Commercial) District and 130-V Height and Bulk District.

14. 98.186C (ZWIERZYCKI)

4207 JUDAH STREET, Lot 37 in Assessor's Block 1806, southwestern corner at 47th Avenue-- Request for Conditional Use authorization under Section 303(e) of the Planning Code to extend the termination date of the existing nonconforming bar (dba: Kelly's Bar & No Grill) from April 30, 1999 to April 30, 2009 to allow the bar to continue operating

until 2:00 a.m. within an RM-1 (Residential, Mixed, Low-Density) District and 40-X Height and Bulk District

15. 98.127C (IONIN)
1200 - 9TH AVENUE, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.
16. 98.285C (LI)
1640 STOCKTON STREET, east side between Union and Filbert Streets; Lot 15 in Assessor's Block 103: -- Request for Conditional Use authorization under Sections 722.21 and 722.81 of the Planning Code to establish a large institution of approximately 3,000 square feet in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The San Francisco Italian Athletic Club is proposing to add a second floor office/meeting room above the existing post office.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

17. 98.307D (SMITH)
2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
18. 98.246D (LIGHT)
3230 BAKER STREET, east side between Bay and Francisco Streets, Lot 025 in Assessor's Block 0926 -- Request for Discretionary Review of Building Permit Application No. 9725973, proposing to construct an additional level to an existing single-unit house in a RH-1 (House, One-Family) District.
19. 98.254D (MILLER)
41 NORFOLK STREET, north side between Folsom and Harrison Streets, Lot 051 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No. 9713455, proposing to construct a new three-story building with two live/work units on a vacant lot in a SLR (Service/Light Industrial/Residential Mixed Use) District.

Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 11, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
JUN 11 1998
SAN FRANCISCO
PUBLIC LIBRARY

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for Continuance to June 18, 1998)
2. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 18, 1998)
3. 98.377D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), SUTRO TOWER, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9805770, proposing to construct three new concrete pads outside of existing building and two new rooftop enclosures for installation of broadcasting equipment in a RH-1(D) (House, One-Family, Detached) District.
(Proposed for Continuance to June 25, 1998)
4. 98.290D/DD (TAEB)
253 - 29TH AVENUE, west side between Lake and California Streets, Lot 006 in Assessor's Block 1389 -- Request for Discretionary Review of Building Permit Application No. 9803645, proposing to construct a two-story addition at the rear of a two-story, single-family dwelling in a RH-1 (House, One-Family) District.
DISCRETIONARY REVIEW WITHDRAWN
5. 98.229D (LIGHT)
253-26TH AVENUE, west side between Lake and California Streets, Lot 009 in Assessor's Block 1386 -- Request for Discretionary Review of Building Permit Application No. 9723790S, proposing to demolish the existing one-unit house

and replace it with a three-unit residential building in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of May 21, 1998)

DISCRETIONARY REVIEW WITHDRAWN

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption for Minutes of 5/21/98 and 5/28/98.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

9. 98.227ETZ (MONTAÑA)
HISTORIC SIGN DISTRICT: Consideration of a proposal to add two new sections to the Planning Code (Zoning Ordinance), creating the concept of an historic sign and historic sign district which would allow signs deemed historic but not general advertising to be restored, updated and maintained by authorization of the Planning Commission as a conditional use in historic sign districts; to amend Sections 260(b), 262, 604, and 607 of the Planning Code to exempt historic signs from the height limit; and to map the Hamm's Building Historic Sign District as an amendment to the zoning map in a portion of the

block bounded by Bryant Street, Fifteenth Street, Florida Street and the extension of Alameda Street.

10. 89.589BXHE (BADINER)

300 HOWARD STREET/199 FREMONT STREET, southern quarter of the block bounded by Howard, Fremont, Mission and Beale Streets, Assessor's Block 3719, Lots 5, 6, 7, 8 and 9, C-3-O(SD) (Downtown Office, Special Development District) and a 350-S Height and Bulk District - Consideration of modifications to the Annual Limit Approval Motion No. 13218 concerning conditions relating to employment to conform to current city and State regulations.

11. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of May 21, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0.

Commissioners Joe and Martin absent.

Note: On 5/14/98 the Commission passed a motion of intent to disapproved by a vote of +5 -0. Commissioners Mills and Joe absent.

Note: On 5/21/98, the Commission acknowledged they had not allowed new information to be presented and continued this matter to 6/11/98. The public hearing will be held on new information presented only.

12. 98.251C (MILLER)

154 COLERIDGE STREET, northwest side between Virginia and Esmeralda Avenues, Lot 22 in Assessor's Block 5642 -- Request for authorization of a CONDITIONAL USE to modify a condition of approval of Commission Motion No. 11774 permitting the reduction from six to four off-street parking spaces (in order to accommodate one handicapped-accessible dwelling unit) in the subject three-unit residential building, in an RH-2 (House, Two, Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of June 4, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING

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13. 98.506D/DD (BANALES)
1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 21, 1998)
14. 98.311D (WASHINGTON)
1738 - 44TH AVENUE, east side between Moraga and Noriega Streets, Lot 022 in Assessor's Block 2006 -- Request for Discretionary Review of Building Permit Application No. 9801485, proposing to legalize an existing two-story rear addition and further extend the rear wall of the house to add a master bedroom over basement in a RH-1 (House, One-Family) District.
15. 97.367D (BANALES)
1233 HOWARD STREET, east side between 8th and 9th Streets, Lot 088 in Assessor's Block 3729 -- Request for Discretionary Review of Building Permit Application No. 9710318, proposing to convert an existing commercial space into 24 live/work units, including a partial 21-foot vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.

Adjournment:

980611

JUN 15 1998

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 18, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.313D (WASHINGTON)
378 DIAMOND STREET, west side between 20th and 21st Streets, Lot 014 in Assessor's Block 2750 -- Request for Discretionary Review of Building Permit Application No. 9803972, proposing to construct a new second-story addition to an existing single-family residence in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 25, 1998)
2. 98.410D/DD (SMITH)
483 HOFFMAN AVENUE, east side between 24th and 25th Streets, Lot 017 in Assessor's Block 6503 -- Request for Discretionary Review of Building Permit Application No. 9802525, proposing to fill in under a "pop-out" section approximately 22 feet above grade and to construct a rear deck in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to July 9, 1998)
3. 98.287C (NICHOL)
492 BROADWAY, north side of Broadway between Kearney and Montgomery Streets, Lots 16, 17, and 18 in Assessor's Block 144 -- Request for Conditional Use authorization under Sections 121.2 and 714.21 of the Planning Code to allow a full-service restaurant with a gross floor area of 4,870 square feet, within the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.
(Proposed for Continuance to July 9, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption of Minutes from 6/4/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

7. 97.499Q (FALLAY)
987-97 - 14TH STREET, south side between Castro and Noe Streets; Lot 72A in Assessor's Block 3540, six unit residential condominium conversion subdivision in an RH-3 (House, three-family) District.

F. REGULAR CALENDAR

8. 98.155ET (MONTAÑA)
24th/NOE FOOD SERVICE AMENDMENT: Consideration of a proposal to amend Planning Code Sections 728 and 703.2 to prohibit specialty grocery and retail coffee stores and accessory take-out food service use associated with these stores in the 24th Street/Noe Valley Neighborhood Commercial District. Currently, specialty grocery and retail coffee stores are defined in Planning Code Section 790.102 as "Other Retail Sales and Services" which is a general retail category permitted in all Commercial and industrial districts.
- 9a. 97.358CV (ANDRADE)
105 MILES STREET; Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets;- Request for Conditional Use Authorization to add approximately 6154 square feet of floor area to an existing recreational facility

presently containing approximately 7794 square feet, per Section 238, in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. The Zoning Administrator will conduct a **joint hearing** on a request for a Variance from parking requirements.

- 9b. 97.358CV (ANDRADE)
105 MILES STREET, Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets; in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. **PARKING VARIANCE SOUGHT:** The proposal will provide four off-site, off-street parking spaces through a month-to-month lease where four, permanent, off-street, parking spaces are required per Planning Code Sections 151 and 159.
10. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south; Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of June 11, 1998)
NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.
Note: On 5/14/98 the Commission passed a motion of intent to disapproved by a vote of +5 -0. Commissioners Mills and Joe absent.
Note: On 5/21/98, the Commission acknowledged they had not allowed new information to be presented and continued this matter to 6/11/98. The public hearing will be held on new information presented only.
11. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 11, 1998)
12. 98.105C (HING)
300 GAVEN STREET, north side at Boylston Street; Lot 01 in Assessor's Block

5846 and Lot 32 in Assessor's Block 5847. Request for authorization of Conditional Use to expand an existing private elementary school on The San Francisco School property under Section 209.3 (g) of the Planning Code in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

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13. 98.307D (SMITH)
2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of June 4, 1998)
14. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 11, 1998)
15. 98.334D (WASHINGTON)
381 DOUGLASS STREET, east side between 19th and 20th Streets, Lot 028 in Assessor's Block 2699 -- Request for Discretionary Review of Building Permit Application No. 9804634, proposing to construct a second- and third-story addition off the rear of the house in a RH-2 (House, Two-Family) District.
16. 98.350D/DD (KEYLON)
2646 BRODERICK STREET, east side between Green and Vallejo Streets, Lot 014 in Assessor's Block 0954 -- Request for Discretionary Review of Building Permit Application No. 9806740, proposing to construct a two-story addition at the rear of an existing two-story, single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 25, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 22 1998

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PUBLIC LIBRARY

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
(Proposed for Continuance to August 6, 1998)
2. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of January 22, 1998)
(Proposed for Continuance to December 18, 1998)
3. 98.321C (PURVIS)
3178 - 16TH STREET, north side between Guerrero and Valencia Streets; Lot 23 in Assessor's Block 3555: Request for Conditional Use Authorization under Section 726.41 of the Planning Code to allow a full-service restaurant with a bar, defined by Planning Code Sections 790.92 and 790.22, in the Valencia Street Neighborhood Commercial District, and a 40-X Height and Bulk district.
(Proposed for Continuance to July 9, 1998)

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exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption of Minutes from 6/11/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

7. RESIDENCE ELEMENT ANNUAL EVALUATION. (BAUMAN) Informational presentation on citywide Housing performance, including a report on the current Office Affordable Housing Production Program. There will also be a presentation on the consultant work establishing nexus between jobs other than office jobs and housing.

E. REGULAR CALENDAR

8. 97.678E (GITELMAN)
640 BATTERY STREET OFFICE BUILDING EXPANSION -- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. 640 Battery Street, between Pacific Avenue and Jackson Street; Assessor's Block 173, Lots 1 and 9. The proposed project would add three floors and about 93,500 sq. ft. of office space to the existing three-level office building at 640 Battery Street, for a total of approximately 213,500 sq. ft. of office use on the site. No off-street parking or loading areas are proposed. The proposed project would re-clad the existing building, which was constructed in 1926-37 and is "L" shaped, with facades on Pacific Avenue, Battery, Jackson, and Front Streets. The total height of the project would be about 84 feet.

NOTE: Written comments will be accepted until 5 PM June 25, 1998.

9. 98.335C (ZWIERZYCKI)
30 ONONDAGA (AKA 1875 ALEMANY BLVD), southeast corner of Onondaga Avenue and Alemany Boulevard, Lot 23 in Assessor's Block 6956 -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install up to a total of eight (8) panel antennas -- four (4) on the east and four (4) on the west side -- of the penthouse of an existing Pacific Bell switching office. A radio equipment shelter is proposed in the adjacent Pacific Bell parking lot located on the east side of the property as part of a wireless communication network in a NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 65-A Height and Bulk District.
10. 98.317C (ZWIERZYCKI)
4516-4518 MISSION STREET, Lot 2 in Assessor's Block 3147, western side between Harrington Street and Santa Rosa Avenue-- Request for Conditional Use authorization under Section 712.43 of the Planning Code to allow a large self-service restaurant and bakery in the NC-3 (Neighborhood Commercial, Moderate-Scale) District.
11. 98.237C (WANG)
2970 - 25TH AVENUE (Janet's Residential Facility for the Elderly), east side between Ocean Avenue and Sloat Boulevard; Lot 8B in Assessor's Block 7208 - Request for a Conditional Use authorization to expand an existing six-bed Residential Care Facility to an eight-bed facility, pursuant to Section 209.3(c) of the Planning Code, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
12. 98.080C (BEATTY)
4314 CALIFORNIA STREET, north side between 5th and 6th Avenues; Lot 14 in Assessor's Block 1365: -- Request for Conditional Use Authorization under Section 710.48 of the Planning Code to allow live entertainment (defined as "Other Entertainment" in Section 790.38 of the Planning Code) at an existing full-service restaurant and bar in an NC-1 (Neighborhood Commercial, Cluster) District and a 40-X Height and Bulk District.
13. 98.296C (WASHINGTON)
3600-16TH STREET, Lot 015 in Assessor's Block 3561, bounded by Noe Street to the east, and Castro Street to the west. - Request for a Conditional Use authorization under Section 790.91 of the Planning Code relating to the expansion of an existing small self service restaurant by merging two existing food establishments resulting in a total interior area of 968 square feet, 30 interior seats, and 8 exterior seats in front of the restaurant. This property is located within the Upper Market Neighborhood Commercial District.

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14. 98.313D (WASHINGTON)
378 DIAMOND STREET, west side between 20th and 21st Streets, Lot 014 in Assessor's Block 2750 -- Request for Discretionary Review of Building Permit Application No. 9803972, proposing to construct a new second-story addition to an existing single-family residence in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of June 18, 1998)
15. 98.226D (WASHINGTON)
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of June 4, 1998)
16. 98.307D (SMITH)
2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of June 18, 1998)
17. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 18, 1998)
18. 98.506D/DD (BANALES)
1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of June 11, 1998)
19. 98.377D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), SUTRO TOWER, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9805770, proposing to construct three new

concrete pads outside of existing building and two new rooftop enclosures for installation of broadcasting equipment in a RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of June 11, 1998)

Adjournment:

980625

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 9, 1998
ROOM 428

WAR MEMORIAL BUILDING
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1:30 P.M.

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JUL 03 1998

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no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing.
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of the hearing will be made part of the official record and will be brought to the attention of the
Planning Commission at the public hearing. Otherwise, submit material related to a calendared
item at the scheduled hearing for distribution. For complete distribution to all Commissioners,
necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or
amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning
ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the
adoption, amendment or modification of a development agreement, or (5) the approval of a
variance, conditional use permit or any other permit, you may be limited to raising only those
issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.333C (ALVIN)
668 VERMONT STREET, northwest corner of Vermont Ave and 19th Street, Lot 1E in Assessor's Block 4028: Request for Conditional Use authorization to establish a small self-service restaurant under Section 710.44 of the Planning Code where previously a grocery store existed as a Limited Commercial Use (LCU) complying with the use limitations of the NC-1 District within the RH-3 (Residential House Three-Family District) and 40-X Height and Bulk District.
(Proposed for Continuance to July 16, 1998)
2. (BAUMAN)
RESIDENCE ELEMENT ANNUAL EVALUATION. Informational presentation on citywide Housing performance, including a report on the current Office Affordable Housing Production Program. There will also be a presentation on the consultant work establishing nexus between jobs other than office jobs and housing.
(Continued from Regular Meeting of June 25, 1998)
(Proposed for continuance to August 13, 1998)
3. 98.794E (NAVARRETE)
555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION. The proposed project would reuse three vacant buildings for 64 live/work units with below grade parking. The buildings were part of the former Best Foods industrial facility (Assessor's Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one parcel and re-subdivided into four parcels with different configurations. The four-story plus basement 555 Florida Street building with approximately 41,500 gross square feet, would contain 17 live/work units and about 12 parking spaces below grade with ingress and egress on Florida Street. The two three- to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850 gross square feet, and would contain 47 live/work units and 49 basement parking spaces with ingress and egress on 18th Street. The exterior dimensions of these buildings would not be changed. The primary pedestrian entrance for both buildings would be through a courtyard on Florida Street. The project is located in a M-1 (light industrial) Zoning District and a 50-X height and bulk district.
(PROPOSED FOR CONTINUANCE TO AUGUST 27, 1998)

4. 97.309E

(WONG)

147-151 Minna Street. **APPEAL OF PRELIMINARY NEGATIVE DECLARATION. San Francisco Museum of Modern Art Parking Garage**; south side of Minna Street, north side of Natoma Street, between Third and New Montgomery Streets; Lot 79 in Assessor's Block 3722; within a C-3-O (Downtown Office) Use District and a 350-S Height and Bulk District. Appeal of the Preliminary Negative Declaration for the proposed construction of a 7-1/2 story, approximately 75-foot-tall (plus parapet), 405-stall public parking garage adjacent to the east side of the existing San Francisco Museum of Modern Art (MOMA), on the site of an existing 68-space surface parking lot with frontage on both Minna and Natoma Streets. Approximately 335 net new parking spaces would be provided.

(Proposed for continuance to August 27, 1998)

5. 98.307D

(SMITH)

2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of June 25, 1998)

DISCRETIONARY REVIEW REQUEST HAS BEEN WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT6. DIRECTOR'S ANNOUNCEMENTS7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing Closed

8. 98.274C (GORDON)

1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of June 11, 1998)

NOTE: On June 18, 1998, following testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Antenore and Theoharis were absent.

F. REGULAR CALENDAR

9. 98.242ET (ROSETTER)

NORTH OF MARKET MASSAGE AMENDMENT, Consideration of a proposal to amend Planning Code Sections 183, 209.8, 218.1 and 249.5 to prohibit massage establishments in the North of Market Residential Special Use District except those accessory to institutions and those accessory to gyms and other uses that provide instruction or training in body development. The amendment would provide "good neighbor" standards for all new massage establishments or those changing ownership in the RC (Residential Commercial Combined) Districts, C-1 (Neighborhood Shopping) Districts, C-2 (Community Business) Districts, C-3 (Downtown Commercial) Districts, CM (Heavy Commercial) Districts, M-1 (Light Industrial) Districts and M-2 (Heavy Industrial) Districts and would change from six months to three months the period of time that existing nonconforming massage establishments in these districts can be vacant without losing their entitlement to continue under previous standards. [Note: The C-1 (Neighborhood Shopping) District is a "paper" district that is no longer mapped. The amendment would not change the provisions for the NCD (Neighborhood Commercial) Districts.]

10. 98.280ET (ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to

amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

11. 95.243E (GLASNER)
GOLDEN GATE PARK MASTER PLAN AMENDMENT- - Certification of Final Environmental Impact Report. The Golden Gate Park Master Plan is a comprehensive planning document that includes general policies and management strategies to guide continued maintenance of the park infrastructure as well as future changes to facilities and landscapes. Specific near-term projects, long-term projects, and studies leading to future actions are also described there. The EIR analyzes policies and actions proposed in the Master Plan that could result in physical changes to the environment. **Note: The period of receipt of comments on this document closed on May 28, 1997. The Planning Commission held a public hearing to receive testimony on the Draft EIR on May 22, 1997. No testimony will be taken at this meeting.**
12. 95.243 (SHOTLAND)
GENERAL PLAN REFERRAL ON THE DRAFT GOLDEN GATE PARK MASTER PLAN
13. 98.287C (NICHOL)
492 BROADWAY, north side of Broadway between Kearney and Montgomery Streets, Lots 16, 17, and 18 in Assessor's Block 144 -- Request for Conditional Use authorization under Sections 121.2 and 714.21 of the Planning Code to allow a full-service restaurant with a gross floor area of 4,870 square feet, within the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.
(Continued from the Regular Meeting of June 18, 1998)
14. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

15. 98.391C (HING)

1233 VICENTE STREET, south side, between 23rd and 24th Avenues, Lot 44 in Assessor's Block 2473. Request for authorization of Conditional Use to establish a church parsonage, library and administrative offices, defined as Other Large Institution, Religious Facility, under Section 790.50 (d) of the Planning Code for an existing church across the street from the proposed site and for a reduction in the required parking for the parsonage as required by Sections 151 and 161 (j) in an NC-1 (Neighborhood Commercial Cluster) and 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

16. 98.410D/DD (SMITH)

483 HOFFMAN AVENUE, east side between 24th and 25th Streets, Lot 017 in Assessor's Block 6503 -- Request for Discretionary Review of Building Permit Application No. 9802525, proposing to fill in under a "pop-out" section approximately 22 feet above grade and to construct a rear deck in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of June 18, 1998)

17. 98.425D (PURVIS)

190 BREWSTER STREET, west side between Esmeralda Avenue and Rutledge Street, Lot 027 in Assessor's Block 5556 -- Request for Discretionary Review of Building Permit Application No. 9724579, proposing to demolish the existing structure and replace it with a new single-family dwelling in a RH-1 (House, One-Family) District.

18. 98.463D/DDD (KEYLON)

2067-69 GREEN STREET, south side between Buchanan and Webster Streets, Lot 023 in Assessor's Block 0556 -- Request for Discretionary Review of Building Permit Application No. 9806105, proposing to extend the fourth floor at the rear, construct rear yard decks, and add a skylight at the top floor at the front of a four-story, four-unit building in a RH-2 (House, Two-Family) District.

Adjournment:

980709

ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 9, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

98.275C (ZWIERZYCKI)
1562 WALLER STREET, Assessor's Block 1257, Lot 8, north side, between Cole and Belvedere Streets: Request for conditional use authorization under Section 209.2(d) of the Planning Code for the conversion of three units to four bed and breakfast rooms or suites on a lot containing four dwelling units within an RH-3 (Residential, House, Three-Family) District.
(Proposed for continuance to July 23, 1998)

F. REGULAR CALENDAR

This item should follow item #15 on the 1:30 p.m. calendar

98.321C (PURVIS)
3178 - 16TH STREET, north side between Guerrero and Valencia Streets; Lot 23 in Assessor's Block 3555: Request for Conditional Use Authorization under Section 726.41 of the Planning Code to allow a full-service restaurant with a bar, defined by Planning Code Sections 790.92 and 790.22, in the Valencia Street Neighborhood Commercial District, and a 40-X Height and Bulk district.
(Continued from the Regular Meeting of June 25, 1998)

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 16, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 13 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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NOTE: Items listed on this calendar will not be heard before the stated time.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.354C (ZWIERZYCKI)
2750 RIVERA STREET (AKA: 2001 - 37TH AVENUE), northwest corner at 37th Avenue, Lot 6 in Assessor's Block 2094 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof of the existing three-story St. Ignatius Preparatory School building, and a base transceiver station on the ground floor of this building, as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 23, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS
3. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS &

BOARD OF SUPERVISORSE. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing Closed

4. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 9, 1998)
NOTE: On June 18, 1998, following testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Antenore and Theoharis were absent.

F. REGULAR CALENDAR

5. 97.834L (GORDON)
1800 MARKET STREET, the Carmel Fallon Building, the eastern approximately 2,200 square feet of Lot 14 in Assessor's Block 871, bound by Waller Street on the north, Market Street on the south, and Octavia Street on the east -- Consideration of a Landmark nomination pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 502, on June 3, 1998, initiating the landmark designation of the above-referenced portion of the property occupied by the Carmel Fallon Building, and recommending that the Planning Commission take action to designate this portion of the property as a landmark site in accordance with Article 10 of the Planning Code. The property is within a NC-3 (Moderate-Scale Neighborhood) District and a 80-A Height and Bulk District.
6. 98.384T (GORDON)
ORDINANCE AMENDING PLANNING CODE BY ADDING A SPECIAL PROVISION TO SECTION 712.38 AND AMENDING THE ASSOCIATED CHART SET FORTH IN SECTION 712: Consideration of a proposal to amend Sections 712 and 712.38 of the Planning Code (zoning ordinance) by adding a special provision to Code Section 712.38, and amending the associated chart set forth in Code Section 712, to authorize the change in occupancy of a vacant residential use to an Other Institution, Large, use operated by a non-profit corporation on the third floor level and above, in buildings in the Moderate Scale Neighborhood Commercial (NC-3) District as a conditional use if in addition to the criteria set forth in Planning Code Section 303, the Planning Commission finds that: (1) the structure in which the residential use is to be converted has

been found eligible for listing on the National Register of Historic Places, (2) the proposed Other Institution, Large, use is to be operated by a non-profit public benefit corporation, and (3) no legally residing residential tenants will be displaced.

7. 98.333C (ALVIN)
668 VERMONT STREET, northwest corner of Vermont Ave and 19th Street, Lot 1E in Assessor's Block 4028: Request for Conditional Use authorization to establish a small self-service restaurant under Section 710.44 of the Planning Code where previously a grocery store existed as a Limited Commercial Use (LCU) complying with the use limitations of the NC-1 District within the RH-3 (Residential House Three-Family District) and 40-X Height and Bulk District. (Continued from Regular Meeting of July 9, 1998)

8. 98.475C (ZWIERZYCKI)
2767 SAN BRUNO AVENUE, Lot 21 in Assessor's Block 5450, eastern side, between Bacon and Wayland Streets-- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one off-street parking space for a residential building containing two residential units in an NC-2 (Neighborhood Commercial, Small-Scale) District and 40-X Height and Bulk District.

9. 98.437C (LI)
1545-1561 POLK STREET, southwest corner at Sacramento Street; Lot 1 in Assessor's Block 643: -- Request for Conditional Use authorization under Section 723.21 of the Planning Code to establish a retail hardware store of approximately 6,800 square feet in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Brownies Hardware, currently located at 1552 Polk Street, is proposing to relocate to 1545-1561 Polk Street. The store would occupy the basement and ground floor.

SPECIAL DISCRETIONARY REVIEW HEARING

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10. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District. (Continued from Regular Meeting of May 28, 1998)

NOTE: On 5/28/98, following testimony, the Commission closed the public hearing. The Commission took Discretionary Review and indicated their intent to approve the project with the following instructions: Staff is to continue to work with the sponsor on the design and bring it back to the Commission for approval; they will adopt the final NSR language/findings as read by President Chinchilla.

11. 98.488D (BAÑALES)
2417 HARRISON STREET, east side between 20th and 21st Streets, Lot 029 in Assessor's Block 4084 -- Request for Discretionary Review of Building Permit Application No. 9804356, proposing to convert commercial occupancy to two live/work units and add two off-street parking spaces with no expansion to the building envelope in a C-M (Heavy Commercial) District.
12. 98.426D (SNYDER)
733 SANCHEZ STREET, east side between 20th and Liberty Streets, Lot 052 in Assessor's Block 3605 -- Request for Discretionary Review of Building Permit Application No. 9806249, proposing to construct a one-story addition to an existing house in a RH-1 (House, One-Family) District.
13. 98.225D (WASHINGTON)
738 CAPITOL AVENUE, east side between Thrift and Montana Streets, Lot 047 in Assessor's Block 7056 -- Request for Discretionary Review of Building Permit Application No. 9802877, proposing to construct a new three-story, single-family dwelling on a vacant lot in a RH-1 (House, One-Family) District.

Adjournment:

980716

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

NOTE START TIME

DOCUMENTS DEPT.

JUL 21 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
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2:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.275C (ZWIERZYCKI)
1562 WALLER STREET, north side between Cole and Belvedere Streets; Lot 8 in Assessor's Block 1247 -- Request for Conditional Use authorization under Section 209.2(d) of the Planning Code to convert three (3) existing dwelling units into four (4) bed & breakfast rooms or suites on a lot containing four dwelling units within an RH-3 (Residential, House, Three-Family) District.
DISCRETIONARY REVIEW REQUEST WITHDRAWN
2. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to August 20, 1998)
3. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Proposed for Continuance to August 13, 1998)
4. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.
(Proposed for Continuance to August 13, 1998)
5. 98.124.E (KUGLER)
60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing

two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings with the 60 units of new live/work (floor with mezzanine) and 60 parking spaces.

(Proposed for Continuance to August 13, 1998)

6. 97.447E (GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Proposed for Continuance to August 13, 1998)

7. 97.447H (KOMETANI)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Proposed for Continuance to August 13, 1998)

8. 97.447X (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces to the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and

off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Proposed for Continuance to August 13, 1998)

9. 97.447C (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Proposed for Continuance to August 13, 1998)

10. 98.283C (LIGHT)

500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

(Proposed for Continuance to August 6, 1998)

11. 98.086C (MILLER)

3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 9, 1998)

(Proposed for Continuance to August 27, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to

another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

12. DIRECTOR'S ANNOUNCEMENTS

13. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

14. 97.368E (POSTERNAK)
COUNTY JAIL NO. 3 REPLACEMENT PROJECT, CERTIFICATION OF FINAL EIR. The project consists of replacing components of the existing San Francisco County Jail No. 3/7 Complex, on land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno to the east, City of Pacifica to the west, Skyline College to the north, and Crystal Springs Reservoir to the south. The project mainly involves replacing the existing County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with new Administrative/Services and Housing Buildings on the same site. The project also involves replacing and upgrading other facilities of the County Jail No. 3/7 Complex, including a new Vehicle Storage Area, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The existing County Jail No. 3 building would be demolished after the new buildings are constructed. The project is proposed by the San Francisco Sheriff's Department.

NOTE: THE HEARING IS CLOSED; THE PUBLIC COMMENT PERIOD ON THE DRAFT EIR ENDED ON APRIL 14, 1998.

15. 97.470E (NAVARRETE)
475 BRANNAN STREET-- Certification of Environmental Impact Report. The proposal is to renovate and expand an existing office building (former warehouse) at 475 Brannan Street, between Third and Fourth Streets (Assessor's Block 3787, lot 31), with addition of parking. The project would add

two stories to an existing two-story-plus-basement building, increasing floor area from approximately 180,000 gross square feet (gsf) to about 245,500 gsf. Office space would increase from 180,000 gsf to 241,000 gsf, and a portion of the ground floor would contain approximately 2,500 gsf of retail space. An existing 71,000 sq.ft. basement would be converted to a parking garage for about 160 vehicles. Off-street loading would be provided through two new loading docks constructed on the east side of the building and accessible from Brannan Street via a private on-site alley. The project would require a rezoning of the existing 50-foot height limit to 65 feet to permit construction of the project, which would be up to approximately 58 feet in height. The rezoning must be approved by the Board of Supervisors. This project is located in an SSO (Service Secondary Office) zoning district.

Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

16. 98.280ET (ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of July 9, 1998)

17. (PASSMORE/SCOTT)

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN - Informational presentation on the Plan, dated February 20, 1998, including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Fort Mason Center, John Adams Campus, Evans Campus, Mission Campus, Southeast Campus, Castro-Valencia Campus, Administrative Office and Airport School. The Plan covers existing conditions, space needed and the current five year capital improvement program. As this is an informational presentation per Section 304.5 of the Planning Code, no action

by the Planning Commission is needed.

18. 98.512R (SHOTLAND)
1-21 COLUMBUS AVENUE, AND 610-622 WASHINGTON AVENUE [AB 195, LOTS 4, 5, 12], SAN FRANCISCO COMMUNITY COLLEGE DISTRICT PROPOSED ACQUISITION FOR POTENTIAL FUTURE CONSTRUCTION OF A NEW CHINATOWN / NORTH BEACH CAMPUS FACILITY-- General Plan Referral to determine whether proposed acquisition for potential future construction of a new Chinatown / North Beach campus site would conform with the City's General Plan. If the site is acquired, City College would demolish existing structures at the site and construct one seven and one eight story structure, with two levels of underground parking, with a total project size of 158,000 gross square feet. The project would require an encroachment permit to construct the underground parking within the IIs Street right-of-way, and for proposed construction of a bridge structure over the IIs Street right of way, connecting the fourth through seventh floors of the two structures. The project would enable City College to accommodate existing enrollment and future enrollment growth for the Chinatown / North Beach campus facility. The potential future City College facility would provide classrooms, laboratory, faculty, administration, and student service uses.
19. 98.514R (SHOTLAND)
2550-258 MISSION STREET [AB 3616, LOT 7] SAN FRANCISCO COMMUNITY COLLEGE DISTRICT PROPOSED ACQUISITION OF FOR POTENTIAL FUTURE CONSTRUCTION OF MISSION CAMPUS FACILITY-- General Plan Referral to determine whether the proposed San Francisco Community College District acquisition of 2550-258 Mission Street [Lot 7 in Assessor's Block 3617] for potential future construction of a new Mission District Campus facility conforms with the City's General Plan. If the site is acquired, the San Francisco Community College District would demolish existing structures at the site and construct one or more structures of up to four stories in height, and underground parking, with a total project size of up to 133,000 gross square feet. The project would enable the District to accommodate existing enrollment needs and future enrollment growth of the Mission Campus. The potential future City College facility would provide classrooms, laboratory, faculty, administration, and student service uses.
20. 98.303RCV (WASHINGTON)
345 RANDOLPH STREET, Lot 044 in Assessor's Block 7118, bounded by Ramsell Street to the west, and Victoria Street to the east. Request for a General Plan Referral and Conditional Use authorization under Section 710.1 of the Planning Code relating to Public Use (Section 790.80) to construct a new 4,800 square foot branch library. This property is located within the NC-1 (Neighborhood Commercial Cluster) District.

21. 98.303RCV (WASHINGTON)
345 RANDOLPH STREET, south side between Ramsell Street to the west and Victoria Street to the east; Lot 004 in Assessor's Block 7118 in an NC-1 (Neighborhood Cluster Commercial) District. REAR YARD MODIFICATION SOUGHT: The proposal is to allow the demolition of an existing commercial building and the construction of a new 2 story commercial building with penthouse 4,800 square foot branch library. Section 134(e) of the Planning Code allows a rear yard modification of the required rear yard. A rear yard of 18 feet 9 inches, measured from the rear property line, is required for the subject property. The proposed two story library will be constructed on the rear property line, thereby, encroaching into the required rear yard.
22. 98.409C (LI)
408-414 COLUMBUS AVENUE, north side between Vallejo and Green Streets; Lot 15 in Assessor's Block 131: -- Request for Conditional Use authorization under Section 722.48 of the Planning Code to add other entertainment (live acoustic music) to an existing full-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
23. 98.354C (ZWIERZYCKI)
2750 RIVERA STREET AKA: 2001 - 37TH AVENUE, northwest corner at 37th Avenue, Lot 6 in Assessor's Block 2094 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof of the existing three-story St. Ignatius Preparatory School building, and a base transceiver station on the ground floor of this building, as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 16, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING
AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

24. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of July 16, 1998)
NOTE: On 5/28/98, following testimony, the Commission closed the public hearing. The Commission took Discretionary Review and indicated their

intent to approve the project with the following instructions: Staff is to continue to work with the sponsor on the design and bring it back to the Commission for approval; they will adopt the final NSR language/findings as read by President Chinchilla.

25. 98.490D (ZWIERZYCKI)
852 CHENERY STREET, north side between Lippard and Burnside Avenues, Lot 066 in Assessor's Block 6732 -- Request for Discretionary Review of Building Permit Application Nos. 9804523 and 9807976, proposing to remove existing deck and construct a one-story, over-basement side addition and a rear detached shed for a single-family dwelling in a RH-1 (House, One-Family) District.
26. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of June 18, 1998)
27. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 23, 1998)

Adjournment:

980723

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 6, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 03 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)

445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

(Continued from Regular Meeting of June 25, 1998)

(Proposed for Continuance to August 20, 1998)

2. 98.283C (LIGHT)

500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for continuance to August 13, 1998)

3. (MONTAÑA)

YERBA BUENA CENTER REDEVELOPMENT PRELIMINARY PLAN AMENDMENT AND MID-MARKET REDEVELOPMENT PRELIMINARY PLAN AMENDMENT. Consideration of a finding of consistency with the General Plan for an amendment to the Yerba Buena Center (YBC) Redevelopment Preliminary Plan to include into the YBC Redevelopment Project Area parcels 2,7,8,10, 13,14, 15, 17, 18, 45 and 55 of Assessors Block 3705 bounded by Market, Mission, Fourth and Fifth Streets and including portions of Jessie Street between Fourth and Fifth Streets; Consideration of a finding of consistency with the General Plan for an amendment to the Mid-Market Redevelopment Preliminary Plan to remove those same parcels and portion of Jessie Street from that Preliminary Plan; and Consideration of approval of the amendments to the Yerba Buena Center Redevelopment Preliminary Plan and the Mid-Market Preliminary Plan for transmittal to the Director of the Redevelopment Agency.

(Proposed for continuance to August 13, 1998)

4. 97.470B (BAÑALES)
475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit an increase in Office Space of approximately 61,000 square feet. The Project would increase Office Space in a two-story building from 180,000 square feet to 241,000 square feet, including a two-story vertical addition and basement conversion to parking, on a site within an SSO (Service Secondary Office) and 50-X Height and Bulk District.
(Proposed for continuance to August 27, 1998)
5. 97.470Z (BAÑALES)
475 BRANNAN STREET HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Height Limit map to change the height limit for a portion of Assessor's Block 3787, which is bounded by Brannan Street, 4th Street, Townsend Street and 3rd Street, to change the Height and Bulk District Classification from a 50-X to 65-X Height and Bulk District.
(Proposed for continuance to August 27, 1998)
6. 97.647E (ROOS)
945 BATTERY STREET. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would adaptively reuse a three-story warehouse for office space at 945 Battery Street, the northeast corner of the block bounded by Green, Battery, Vallejo and Sansome Streets; Assessor's Block 135, Lot 1. The existing three-level, approximately 48,300 sq. ft. brick building currently in warehouse use, would be converted to office space, including new first and third floor mezzanines, and a new approximately 6,900 sq. ft. penthouse would be constructed for a total of about 58,840 sq. ft. of office space. The project site is located in the C-2 (Community Business) zoning use district and a 65-X height and bulk district. The building is identified as a contributory building in the local Northeast Waterfront Historic District. The proposed office space requires authorization under the City's Office Development: Annual Limit (Planning Code Section 321), a Variance from the parking requirement, and a Certificate of Appropriateness for alteration of a contributory building in a historic district.
APPEAL WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- draft minutes of 6/18/98, 6/25/98, 7/9/98, 7/16/98.

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

10. 98.460Q (PURVIS)
3824 SCOTT STREET, south side between Cervantes Boulevard and Prado Street, Lot 15 in Assessor's Block 417B, six-unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.

F. REGULAR CALENDAR

11. (GREEN, GALLAGHER, MCDONALD, LORD)
A presentation of the Neighborhood Planning Issues Survey Report including: opening comments, and introduction describing the survey and a general discussion of the Citywide survey analysis.
12. 97.470M (BAÑALES)
475 BRANNAN STREET, Lot 31 in Assessor's Block 3787 -- Consideration of a

request to initiate proposed amendments to the South of Market Area Plan of the General Plan, to amend the Schematic Height Plan (Map 5) to change the Height District from 50-X to 65-X, and to change the 65-U designation to 65-X.

13. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of July 23, 1998)
14. 98.473ET ROSETTER
NEWS RACK ADVERTISING EXEMPTION PLANNING CODE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 603 to exempt advertising on fixed pedestal news racks in accordance with Section 184.12 of the Public Works Code from Planning Code requirements regulating signs. The recently-enacted Section 184.12 of the Public Works Code governs size of ads that can be placed on news racks. The proposed Planning Code amendment would remove any discrepancy between the Public Works Code and the Planning Code regarding such ads. The ability to place ads on the pedestal units would provide an incentive for a private vendor to contract with Department of Public Works (DPW) for the placement and maintenance of this news rack design which would be the only news racks allowed in designated news rack zones.
15. 98.447EZ (ROSETTER)
3100 WEBSTER STREET Consideration of a proposal to amend the zoning map for the property at 3100 Webster Street, being Lot 12, Assessor's Block 508 (one lot in the block bounded by Webster, Moulton, Buchanan and Greenwich Streets) from an RH-2 (Two Family Residential) District to an NC-3 (Moderate-Scale Neighborhood Commercial District. The proposed amendment would allow the existing Del Sol Motel (formerly the Plantation Inn) to remain. Since the property was reclassified from R-3 (Multi-Family Residential) to RH-2 in 1978, a motel on this property has been a non-conforming use with a

mandate to conform in twenty years (1998). Conforming to the RH-2 District would require that the motel be converted to residential use. Since hotels are a conditional use in the NC-3 District, the reclassification would allow the motel to continue with any expansion or intensification as a hotel requiring a conditional use authorization from the Planning Commission. The Planning Commission may also consider recommending reclassification to an NC-2 (Small Scale Neighborhood Commercial District) as an alternative.

16. 98.039C (BAÑALES)
3338-3388 - 17TH STREET/ 88 HOFF STREET, north side of 17th Street between Mission and Valencia Streets; Lot 83 in Assessor's Block 3569 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct three new 20-unit residential buildings for a total of 60 dwelling units, up to 5,000 square feet of ground floor commercial space and 60 parking spaces, with exceptions to Planning Code requirements for permitted residential density, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District, pursuant to Planning Code Section 304.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

17. 98.225D (WASHINGTON)
738 CAPITOL AVENUE, east side between Thrift and Montana Streets, Lot 047 in Assessor's Block 7056 -- Request for Discretionary Review of Building Permit Application No. 9802877, proposing to construct a new three-story, single-family dwelling on a vacant lot in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of July 16, 1998)

18. 98.213D (LIGHT)
411 LAUREL STREET, west side between California and Sacramento Streets, Lot 002 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9403309S, proposing to expand an existing single-family house toward the front of the lot in a RM-1 (Mixed, Low Density) District.

Adjournment:

980806

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 6, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
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SAN FRANCISCO
PUBLIC LIBRARY

DISCRETIONARY REVIEW

18. 98.213D **OLD LANGUAGE** (LIGHT)
411 LAUREL STREET, west side between California and Sacramento Streets,
Lot 002 in Assessor's Block 1019 - Request for Discretionary Review of Building
Permit Application No. 9403309S, proposing to expand an existing single-family
house toward the front of the lot in a RM-1 (Mixed, Low Density) District.

CORRECTED LANGUAGE:

98.213DV (LIGHT)
411 LAUREL STREET, west side of street between Sacramento and California;
Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density)
District and a 40-X Height and Bulk District. The proposal is to construct a two-
story-over-garage addition at the front of the subject lot and connect it to the
existing legal non-conforming, single-family dwelling at the rear of the subject lot
via a ground level corridor.

98.213DV (LIGHT)
411 LAUREL STREET, west side of street between Sacramento and California;
Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density)
District and a 40-X Height and Bulk District. **REAR YARD VARIANCE**
SOUGHT: The proposal is to construct a two-story-over-garage addition at the
front of the lot and connect it to the existing legal non-conforming, single-family
dwelling at the rear of the subject lot via a ground level corridor. The bulk of the
expansion will be at the front of the lot and is code-complying. However, a
portion of the proposed one-story, ground-level, 13'-9" by 20'-0" corridor
connecting the existing house with the bulk of the proposed addition would be
located in the required rear yard, and would therefore require a rear yard
variance.

THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN OF THE FACULTY

CHICAGO, ILLINOIS

DEAN OF THE FACULTY

THE UNIVERSITY OF CHICAGO

CHICAGO, ILLINOIS

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 13, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

NOTE TIME START

DOCUMENTS DEPT.

AUG 11 1998

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PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those

issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at 415 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

3:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)
2. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)
3. 97.447E (GLASNER)
OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC

COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

4. 97.447H (KOMETANI)
500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)
5. 97.447X (NIXON)
500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)
6. 97.447C (NIXON)
500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)

7. 98.305C (BEATTY)
295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell and Bay Streets -- Request for Conditional Use authorization under Section 225(a) of the Planning Code to convert the existing vacant movie theater and office space into a commercial storage facility for household goods and a retail space in a C-2 (Community Business) District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 20, 1998)
8. 98.340E (NAVARRETE)
3175 - 17TH STREET, - Appeal of a Preliminary Negative Declaration. The proposed project is to rebuild the third floor (which was previously destroyed by fire) and add a fourth floor to a 14,400 square foot two-story building. The building would be converted from office/warehouse/industrial use into 12 live/work units with 12 ground floor parking spaces. The proposed building would total 20,800 square feet with a building height of 50 feet. The existing project site is located in a C-M (Heavy Commercial) zoning district, within a 50-X height/bulk district. It is also located within the Greater Northeast Mission Industrial Zone (NEMIZ).
(Proposed for Continuance to August 20, 1998)
9. 98.564D (SNYDER)
125 STAPLES AVENUE, south side between Detroit and Edna Streets, Lot 043 in Assessor's Block 3156 - Request for Discretionary Review of Building Permit Application No. 9806346, proposing to construct a two-story rear addition in a RH-1 (House, One-Family) District.
(Proposed for Continuance to September 3, 1998)
10. 98.124.E (KUGLER)
60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings with the 60 units of new live/work (floor with mezzanine) and 60 parking spaces.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 10, 1998)
11. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning

Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 6, 1998)

(Proposed for Continuance to September 24, 1998)

12. 98.114E

(WONG)

370-12TH STREET. APPEAL OF PRELIMINARY NEGATIVE DECLARATION.

Conversion of former industrial building to live/work; south side at Bernice Street; Assessor's Block 3522, Lot 11. Proposed conversion of a vacant industrial building to 8 live/work units. In addition to interior and facade alterations, an additional story (with mezzanine level) of approximately 5,500 square feet would be constructed. The building height would be approximately 55 feet. Eight off-street parking spaces would be provided. The site is within a South of Market SLR (Service/Light Industrial/Residential) Mixed Use Zoning District and within the 50-X Height and Bulk district. The site is not within an Industrial Protection Zone (IPZ).

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

13. Consideration of adoption -- draft minutes of 7/23/98

D. DIRECTOR'S REPORT

14. DIRECTOR'S ANNOUNCEMENTS

15. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

16. (LIEBERMANN)

3RD. STREET LIGHTRAIL - Informational Presentation of proposed Urban Design Guidelines for improvements associated with the Third Street Lightrail line.

17. 97.674B (LINDSAY)

945 BATTERY STREET, southwest corner of Battery and Green Streets, Lot 1 in Assessor's Block 135 -- Request under Planning Code Section 321 for authorization to convert an existing 48,300 square foot warehouse building to office space, including the addition of office space in new mezzanines within the existing first and third floors and the addition of approximately 6,900 square feet of office space in a newly-constructed single-story penthouse, for a total of approximately 58,840 square feet of office space, within a C-2 (Community Business) District, the Northeast Waterfront Historic District, Waterfront Special Use District No. 3 and a 65-X Height and Bulk District.

18. 98.416C (HING)

450 VIENNA STREET, south side between Persia and Brazil Streets; Lot 29 in Assessor's Block 6076 - Request for authorization of Conditional Use to change an existing church use to a community facility, as defined under Section 209.4 of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.

19a. 98.213DV (LIGHT)

411 LAUREL STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9403309S in an RM-1 (Residential, Mixed Low-Density) District and a 40-X Height and Bulk District. The proposal is to construct a two-story-over-garage addition at the front of the subject lot and connect it to the existing legal non-conforming, single-family dwelling at the rear of the subject lot via a ground level corridor.

19b. 98.213DV (LIGHT)

411 LAUREL STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** The proposal is to construct a two-story-over-garage addition at the front of the lot and connect it to the existing legal non-conforming, single-family dwelling at the rear of the subject lot via a ground level corridor. The bulk of the

expansion will be at the front of the lot and is code-complying. However, a portion of the proposed one-story, ground-level, 13'-9" by 20'-0" corridor connecting the existing house with the bulk of the proposed addition would be located in the required rear yard, and would therefore require a rear yard variance.

5:00 P.M.

20.

(SCOTT)

A presentation of the Neighborhood Planning Issues Survey Report by the Southwest Quadrant Neighborhood Planning Team for the following neighborhoods: Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Haight Ashbury, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Twin Peaks, Upper Market, Visitacion Valley, West of Twin Peaks.

Adjournment:

980813

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 13, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.
NOTE TIME START

DOCUMENTS DEPT.

AUG 11 1998

SAN FRANCISCO
PUBLIC LIBRARY

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing
Closed

98.447EZ

(ROSETTER)

3100 WEBSTER STREET Consideration of a proposal to amend the zoning map for the property at 3100 Webster Street, being Lot 12, Assessor's Block 508 (one lot in the block bounded by Webster, Moulton, Buchanan and Greenwich Streets) from an RH-2 (Two Family Residential) District to an NC-3 (Moderate-Scale Neighborhood Commercial District. The proposed amendment would allow the existing Del Sol Motel (formerly the Plantation Inn) to remain. Since the property was reclassified from R-3 (Multi-Family Residential) to RH-2 in 1978, a motel on this property has been a non-conforming use with a mandate to conform in twenty years (1998). Conforming to the RH-2 District would require that the motel be converted to residential use. Since hotels are a conditional use in the NC-3 District, the reclassification would allow the motel to continue with any expansion or intensification as a hotel requiring a conditional use authorization from the Planning Commission. The Planning Commission may also consider recommending reclassification to an NC-2 (Small Scale Neighborhood Commercial District) as an alternative.

NOTE: On August 6, 1998, following testimony, the Commission closed the public hearing and entertained a motion to approve with conditions. The motion failed to carry by a vote of +2 -4, resulting in an intent to disapprove. Final language 8/13/98. Commissioner Martin was absent.

**NOTICE OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION**

**THURSDAY
AUGUST 20, 1998
ROOM 207
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.
AUG 17 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

(AHMADI/BAUMAN)

WORKSHOP LAND USE STUDY

Status report and informational presentation of staff and consultant findings on
San Francisco's use of land.

PUBLIC COMMENT

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of the
Commission. Each member of the public may address the Commission for up to
three minutes.

Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 20, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J, K, L, M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at 415 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

2:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
(Continued from Regular Meeting of August 6, 1998)
(Proposed for Continuance to September 3, 1998)
2. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 17, 1998)
3. 98.040E (NAVARRETE)
2130 HARRISON STREET: Appeal of a Preliminary Negative Declaration - To construct a 50-foot-high four-story building that would contain a total 26 live/work units at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant motel and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).
(Proposed for Continuance to September 24, 1998)
4. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the

City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

(Continued from Regular Meeting of August 6, 1998)

(Proposed for Continuance to August 27, 1998)

5. 98.340D (MILLER)
3175 - 17TH STREET, south side between South Van Ness Avenue and Shotwell Street, Lot 048 in Assessor's Block 3574 -- Request for Discretionary Review of Building Permit Application No. 9803199, proposing the addition to and conversion of the existing auto parts store building into 12 live/work spaces in a C -M (Heavy Commercial) District.
(Proposed for Continuance to August 27, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption -- draft minutes of 8/6/98

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. REGULAR CALENDAR

9. 96.771MTZR (MONTAÑA)

MISSION BAY PLAN, PLANNING CODE TEXT AND ZONING MAP AMENDMENTS -- GENERAL PLAN, PLANNING CODE TEXT AND ZONING MAP AMENDMENTS--RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING TO INITIATE SUCH AMENDMENTS TO FACILITATE THE RECOMMENDATION OF A MISSION BAY NORTH REDEVELOPMENT PLAN AND A MISSION BAY SOUTH REDEVELOPMENT PLAN AND IMPLEMENTATION PROGRAMS-- On August 20, 1998 the Planning

Commission will consider a Resolution of Intent to initiate the following amendments to the General Plan, Planning Code and Zoning Maps at a duly advertised public hearing to be held on Thursday, September 17, 1998 after certification of a Final Subsequent Environmental Impact Report on these proposed actions and prior to the adoption of proposed Mission Bay North and South Redevelopment Plans.

Consideration of a Resolution of Intent to Initiate amendments to the General Plan, Planning Code text and Zoning Map for the area of the City commonly known as Mission Bay, generally bounded by Townsend Street to the north, Third Street and Terry A. Francois Boulevard to the east, Mariposa Street to the south and the Interstate 280 and Seventh Street to the west. Please note that included within this broad area are four parcels or portions thereof that will not be included within a Mission Bay North (north of China Basin Channel) or Mission Bay South Redevelopment Project Area: Three parcels in two Assessor's Blocks (AB) are located within the area north of the channel (AB 3796/lots 1 and 2 and AB 3797/lot 1) and a portion of one parcel is located south of the channel (a portion of AB 3880 running easterly of Third Street and north of the intersection of Third and Fourth Streets (Seawall Lot 337), which is owned by the Port of San Francisco.

On September 17, 1998 the Planning Commission will be asked to consider the following amendments to facilitate the adoption of a Mission Bay North Redevelopment Plan and a Mission Bay South Redevelopment Plan: (1) Elimination of the current Mission Bay Plan by deleting Part 2 of the Central Waterfront Plan, an element of the City's General Plan; (2) Adoption of the current Mission Bay Plan as "Mission Bay Guidelines" which, along with the general policies of Part 1 of the Central Waterfront Plan and the general policies of the other Elements of the General Plan, would govern property in the four

parcels which are currently included in the Mission Bay Plan yet would not be included in a Mission Bay North or South Redevelopment Project Area; (3) Amendments to maps, figures and text descriptions in various Elements of the General Plan to reflect the proposed Mission Bay North and Mission Bay South Redevelopment Plans; (4) Amendments to Article 9 of the Planning Code to reference Mission Bay Guidelines applicable to the four remaining parcels rather than a Mission Bay Plan, to reference the Mission Bay North and South Redevelopment Plans for the Redevelopment Plan Areas, and to describe the four parcels that would remain subject to the provisions of Article 9; (5) Amendments to Zoning Map 8 to eliminate specific use districts of Article 9 which would no longer be applicable with the adoption of the Redevelopment Plans and to continue the use district (Mission Bay Office District) which would govern property located within the three parcels north of China Basin Channel which would not be subject to the proposed Mission Bay North Redevelopment Plan. Those properties in AB 3796/Lots 1 and 2 and AB 3797/Lot 1 would continue to be governed by Article 9, the Mission Bay Guidelines, the general policies of the Central Waterfront Plan and the general policies of the General Plan. A portion of Lot 1 of Assessor's Block 3880, under the jurisdiction of the Port of San Francisco, would not be included in the Mission Bay South Redevelopment Project Area and would remain designated MB-OS--Mission Bay Open Space Use District; and (6) Amendments to Zoning Map 8H to eliminate the height and bulk district designations for the land that would be governed by the Mission Bay North and Mission Bay South Redevelopment Plans. For further information, please contact planner Susana Montana at (415) 558-6313.

10. 97.678E (GITELMAN)

640 BATTERY STREET OFFICE BUILDING EXPANSION -- CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT. 640 Battery Street, between Pacific Avenue and Jackson Street; Assessor's Block 173, Lots 1 and 9. The proposed project would add three floors and about 93,500 sq. ft. of office space to the existing three-level office building at 640 Battery Street, for a total of approximately 213,500 sq. ft. of office use on the site. No off-STREET parking or loading areas are proposed. The proposed project would re-clad the existing building, which was constructed in 1926-37 and is "L" shaped, with facades on Pacific Avenue, Battery, Jackson, and Front Streets. The total height of the project would be about 84 feet.

NOTE: The public hearing for this item was closed on June 25, 1998.

11. 97.750E (ROOS)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT Asian Art Museum. 200 Larkin Street; Assessor's Block 353, Lot 1. The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of

the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library. 2) exterior alterations including a new 16-ft.-tall mechanical penthouse/roof element, removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of a seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircase, and Great Hall; alteration of the second floor loggia including demolition of non-supporting walls and removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, AUGUST 20, 1998, OR THE END OF THE PUBLIC HEARING, WHICHEVER IS LATER.

12. 98.509C (MILLER)
827 GUERRERO STREET, east side between 20th and Liberty Streets, Lot 76 in Assessor's Block 3608 - Request for authorization of a **CONDITIONAL USE** to establish a **RESIDENTIAL CARE FACILITY** for up to ten residents and to rent the ground floor rooms of the building for public events, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
13. 98.388C (MARTIN)
665 - THIRD STREET, northeast corner of Third and Townsend Streets, Lot 041, Assessor's Block 3788 -- Request for Conditional Use Authorization under Sections 817.73 and 227(h) of the Planning Code to install a total of nine (9) antennas on the roof of the existing building, comprised of three (3) sectors with three (3) antennas per sector, with equipment cabinets being installed in the basement of the building as part of a wireless communication network in an SLI (Service/Light Industrial) District, in the South of Market Neighborhood, the South End Historic District, the Ballpark Interim Special Use District, and 50-X Height and Bulk Districts.
- 14a. 98.365CV (MARTIN)
2211 MISSION STREET, east side between 18th and 19th Streets, Lot 34 in

Assessor's Block 3590 -- Request for a Conditional Use Authorization to allow the conversion of an existing three-story commercial building into five dwelling units, without the required off-STREET parking spaces for each unit, per Section 161(j) of the Planning Code, within the Moderate-Scale Neighborhood Commercial District (NC-3) and a 65-B Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the rear yard usable open space and exposure requirements under Section 305 of the Planning Code.

14b. 98.365CV (MARTIN)

2211 MISSION STREET, east side between 18th and 19th Streets, Lot 34 in Assessor's Block 3590 in an NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District and a 65-B Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict. REAR YARD, USABLE OPEN SPACE AND EXPOSURE
VARIANCES SOUGHT: To convert an existing three-story, vacant, 10,925 square-foot commercial building into five dwelling units; one unit at the ground level with a commercial space fronting Mission Street and two dwelling units on each of the second and third floors, without providing the required rear yard, usable open space and exposure for the dwelling units.

15. 98.256C (ZWIERZYCKI)

166 SANCHEZ STREET, mid-block on the west side of the STREET between 15th and Henry Streets, Lot 9, in Assessor's Block 3541 -- Request for a Conditional Use authorization under Section 303(e) of the Planning Code to revoke previous conditions placed on the property by the Planning Commission under Resolution No. 3962 adopted in 1951, that generally restricts the height of building(s) on the premises to 30 feet; and limits lot coverage to 50 percent on this site, in the Upper Market Street Neighborhood Commercial District and a 40-X Height and Bulk District.

16a. 97.358CV (ANDRADE)

105 MILES STREET; Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets;- Request for Conditional Use Authorization to add approximately 6154 square feet of floor area to an existing recreational facility presently containing approximately 7794 square feet, per Section 238, in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. The Zoning Administrator will conduct a **joint hearing** on a request for a Variance from parking requirements. (Continued from Regular Meeting of June 18, 1998)

Note: On 6/18/98 following testimony, the Commission closed public hearing with the understanding that it will re-open testimony for any new material or information submitted to the Commission. The matter was

continued to 8/20/98.

- 16b. 97.358CV (ANDRADE)
105 MILES STREET, Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets; in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. PARKING VARIANCE SOUGHT: The proposal will provide four off-site, off-STREET parking spaces through a month-to-month lease where four, permanent, off-STREET, parking spaces are required per Planning Code Sections 151 and 159.
(Continued from Regular Meeting of June 18, 1998)

5:30 P.M.

17. 98.586D (KEYLON)
2780 FILBERT STREET, north side between Broderick and Baker Streets, Lot 014B in Assessor's Block 0942 -- Request for Discretionary Review of Building Permit Application No. 9806759, proposing to construct a penthouse at the top level of an existing two-story over-basement two-family dwelling in a RH-2 (House, Two-Family) District.

6:00 P.M.

18. (CHIONG)
A presentation of the Neighborhood Planning Issues Survey Report by the Southeast Quadrant Neighborhood Planning Team for the following neighborhoods: Bayshore/Bayview, Bernal Heights, Mission, Potrero Hill, South of Market.

Adjournment:

980820

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 20, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

E. REGULAR CALENDAR

98.305C (BEATTY)
295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell
and Bay Streets -- Request for Conditional Use authorization under Section
225(a) of the Planning Code to convert the existing vacant movie theater and
office space into a commercial storage facility for household goods and a retail
space in a C-2 (Community Business) District and a 40-X Height and Bulk
District.

(Continued from Regular Meeting of August 13, 1998)

CORRECTION

NOTICE OF SPECIAL MEETING OF THE SAN FRANCISCO PLANNING COMMISSION

**THURSDAY
AUGUST 20, 1998**

**ROOM 207
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

(AHMADI/BAUMAN)

WORKSHOP LAND USE STUDY: INFORMATIONAL PRESENTATION -

Status report and informational presentation of staff and consultant findings on
San Francisco's use of land.

PUBLIC COMMENT

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of the
Commission. Each member of the public may address the Commission for up to
three minutes.

Adjournment:

NOTICE OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, AUGUST 27, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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Roll Call:

Planning Commission
Redevelopment Commission

A. SPECIAL CALENDAR

97.717E:

(ROOS)

JOINT PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT
REPORT (DEIR), BY THE SAN FRANCISCO PLANNING COMMISSION AND
THE SAN FRANCISCO REDEVELOPMENT AGENCY.

PACIFIC EXCHANGE: North side of Folsom Street, between Spear and Main Street. Assessor's Block 3740, Lots 27, 29, 30, 31 and 32. The proposed project would expand the existing Rincon Point-South Beach Redevelopment Area by approximately 60,000 square feet, demolish two existing buildings, and construct a new headquarters for the Pacific Exchange to accommodate the Pacific Exchange and the needs of its 550 members and its clearing firms, at least through the year 2010. The project would construct a new 17-story, 234-foot tall structure to replace its existing operations now in several locations in the Financial District. The new building would include a three-level 550-valet space parking garage below grade and new trading floors above grade, with offices and support space to accommodate up to 3,260 employees. The parking garage would likely be owned by the City and operated by the City or a non-profit corporation as a public parking garage. Above the parking garage, the building would contain about 425,500 gross square feet of space in two main components: a 5-story Trading and Technology Center, consisting of about 143,100 gross square feet, and a 17-story office tower, consisting of about 274,000 gross square feet. The ground floor would contain about 8,400 square feet of retail space. The project would require an amendment of the Rincon Point-South Beach Design for Development document to provide development standards for the project site. Conforming General Plan amendments would also be required.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, SEPTEMBER 9, 1998.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission. Members of the public may address the Commissions for up to three minutes. The presidents may limit the total testimony to 30 minutes.

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Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 27, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

DOCUMENTS DEPT.

AUG 24 1998

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PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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2:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.794E (NAVARRETE)
555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION. The proposed project would reuse three vacant buildings for 49 live/work units 20,000 square feet of commercial/industrial use, with below grade parking. The buildings were part of the former Best Foods industrial facility (Assessor's Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one parcel and re-subdivided into four parcels with different configurations. The four-story plus basement 555 Florida Street building, 8,00 sq. ft. Of commercial/industrial use, with approximately 41,500 gross square feet, would contain 15 live/work units and about 12 parking spaces below grade with ingress and egress on Florida Street. The two three- to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850 gross square feet, and would contain 34 live/work units 12,000 sq. ft. Of commercial/industrial use and 49 basement parking spaces with ingress and egress on 18th Street. The exterior dimensions of these buildings would not be changed. The primary pedestrian entrance for both buildings would be through a courtyard on Florida Street. The project is located in a M-1 (light industrial) Zoning District and a 50-X height and bulk district.
(Continued from Regular Meeting of July 9, 1998)
(Proposed for Continuance to September 3, 1998)
2. 98.794D (GORDON)
555 FLORIDA STREET/2828 18TH STREET block bounded by Florida, Mariposa, Bryant and 18th Streets, Lots 2,3,4, and 5 in Assessor's Block 4017 -- Request for Discretionary Review of Building Permit Application Nos. 9702706 (555 Florida Street) and 9703108 (2828 18th Street), proposing to convert three vacant buildings, which were formerly part of the Best Foods Industrial Facility, into 64 live/work units in a M-1 (Light Industrial) District.
(Proposed for Continuance to September 3, 1998)
3. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 23, 1998)

(Proposed for Continuance to September 24, 1998)

4. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would amend Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of August 20, 1998)
(Proposed for Continuance to September 24, 1998)

5. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.
(Proposed for Continuance to September 10, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT6. Resolution for Gene Coleman7. DIRECTOR'S ANNOUNCEMENTS8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED.

9. 98.305C (BEATTY)

295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell and Bay Streets -- Request for Conditional Use authorization under Section 225(a) of the Planning Code to convert the existing vacant movie theater and office space into a commercial storage facility for household goods and a retail space in a C-2 (Community Business) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

NOTE: On 8/20/98 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5

-1. Commissioner Hills voted no and Commissioner Martin was absent. Final language to come before them on 8/27/98.

F. REGULAR CALENDAR

10. 98.086C (MILLER)

3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 9, 1998)

11. 97.470B (BAÑALES)

475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit an increase in Office Space of approximately 61,000 square feet. The Project would increase Office Space in a two-story building from 180,000 square feet to 241,000 square feet, including a two-story vertical addition and basement

conversion to parking, on a site within an SSO (Service Secondary Office) and 50-X Height and Bulk District.

(Continued from Regular Meeting of August 6, 1998)

12. 97.470Z (BAÑALES)
475 BRANNAN STREET HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Height Limit map to change the height limit for a portion of Assessor's Block 3787, which is bounded by Brannan Street, 4th Street, Townsend Street and 3rd Street, to change the Height and Bulk District Classification from a 50-X to 65-X Height and Bulk District.
(Continued from Regular Meeting of August 6, 1998)
13. 97.470M (BAÑALES)
475 BRANNAN STREET/SOUTH OF MARKET AREA PLAN AMENDMENTS: Consideration of a request to initiate proposed amendments to the South of Market Area Plan of the General Plan, to amend the Schematic Height Plan (Map 5) to change the Height District from 50-X to 65-X, for that portion of Assessor's Block 3787, Lot 31, and to amend the Schematic Height Plan (Map 5) to change the 65-U Height and Bulk designation to 65-X, for those blocks so designated on said Map 5.
14. 98.219I (BILLOVITS)
2232 GEARY BLVD - INSTITUTIONAL MASTER PLAN FOR KAISER SFMC, hearing to take public testimony on update of the Institutional Master Plan for the Kaiser San Francisco Medical Center, per Planning Code Section 304.5(d).
15. (PASSMORE/SCOTT)
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN - Informational presentation on the Plan, dated February 20, 1998, including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Fort Mason Center, John Adams Campus, Evans Campus, Mission Campus, Southeast Campus, Castro-Valencia Campus, Administrative Office and Airport School. The Plan covers existing conditions, space needed and the current five year capital improvement program. As this is an informational presentation, no action by the Planning Commission is needed.
(Continued from Regular Meeting of July 23, 1998)
16. 97.309E (WONG)
147-151 Minna Street. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. San Francisco Museum of Modern Art Parking Garage; south side of Minna Street, north side of Natoma Street, between Third and New Montgomery Streets; Lot 79 in Assessor's Block 3722; within a C-3-O (Downtown Office) Use District and a 350-S Height and Bulk District. Appeal of the Preliminary Negative Declaration for the proposed construction of a 7-1/2 story, approximately 85-foot-tall (including parapet), 405-stall public parking

garage adjacent to the east side of the existing San Francisco Museum of Modern Art (MOMA), on the site of an existing 68-space surface parking lot with frontage on both Minna and Natoma Streets. Approximately 335 net new parking spaces would be provided.

(Continued from Regular Meeting of July 9, 1998)

17a. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722 -- Request for Determination of Compliance and Exception as permitted under Section 309 of the Planning Code from a requirement that new buildings reduce ground-level wind currents in C-3 (Downtown Commercial) Districts. The project is the creation of a parking garage on the site of a 68-space private surface parking lot, with frontage on both Minna and Natoma Streets, adjacent to the east side of the San Francisco Museum of Modern Art (SFMOMA). The rooftop of the parking garage is proposed to be developed by SFMOMA as a sculpture garden to be accessible from SFMOMA's fifth-floor gallery level. The project proposes to construct a 7½-story, approximately 85-foot high (including an 11-foot high parapet) public parking garage with approximately 155,500 square feet of parking (405 spaces, including 68 spaces that would replace those on the surface lot and which would continue to be privately used). The number of net new publicly accessible parking spaces on the site would be 337. The project site is in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District.

17b. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722 -- Request for Conditional Use Authorization under Section 303 of the Planning Code to create a storage garage open to the public for passenger automobiles on the site of a 68-space private surface parking lot, with frontage on both Minna and Natoma Streets, adjacent to the east side of the San Francisco Museum of Modern Art (SFMOMA), as described above.

17c. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722, in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District. **PARKING RATE VARIANCE SOUGHT:** The proposal is to provide monthly parking at a discounted rate for up to 200 of the 337 net new automobile parking spaces that would be created if the Planning Commission approves the request for a new parking garage. Planning Code Section 155(g) does not permit discounted parking rates for weekly or monthly periods. **OPEN SPACE VARIANCE SOUGHT:** The proposal is to provide no publicly-accessible open space in

conjunction with the parking garage. Planning Code Section 138 requires that publicly-accessible open space be provided for new non-residential, non-institutional and non-retail buildings in C-3 Districts. Based on an area of 133,740 gross square feet of space subject to the open space requirement, the project would require 2,675 square feet of open space.

5:00 P.M.

18.

(NIXON)

A presentation of the Neighborhood Planning Issues Survey Report by the Northeast Quadrant Neighborhood Planning Team for the following neighborhoods: Chinatown, Downtown/Civic Center, Financial District, Nob Hills, North Beach, Russian Hill.

19. 98.340E

(NAVARRETE)

3175 - 17TH STREET, - **Appeal of a Preliminary Negative Declaration.** The proposed project is to rebuild the third floor (which was previously destroyed by fire) and add a fourth floor to a 14,400 square foot two-story building. The building would be converted from office/warehouse/industrial use into 12 live/work units with 12 ground floor parking spaces. The proposed building would total 20,800 square feet with a building height of 50 feet. The existing project site is located in a C-M (Heavy Commercial) zoning district, within a 50-X height/bulk district. It is also located within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Continued from Regular Meeting of August 13, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

20. 98.340D

(MILLER)

3175 - 17TH STREET, south side between South Van Ness Avenue and Shotwell Street, Lot 048 in Assessor's Block 3574 -- Request for Discretionary Review of Building Permit Application No. 9803199, proposing the addition to and conversion of the existing auto parts store building into 12 live/work spaces in a C -M (Heavy Commercial) District.

(Continued from Regular Meeting of August 20, 1998)

21. 98.566D/DD

(BILLOVITS)

2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

22. 98.610D (HING)
1249 - 7TH AVENUE, west side between Lincoln Way and Irving Street, Lot 010 in Assessor's Block 1743 -- Request for Discretionary Review of Building Permit Application No. 9811035, proposing to merge two units within a four-unit residential building in a RH-2 (House, Two-Family) District.
23. 97.553D (WASHINGTON)
3320-3326 MARKET STREET, south side between Iron and Copper Alleys, Lot 100 in Assessor's Block 2717 -- Request for Discretionary Review of Building Permit Application Nos. 9719338 and 9719339, proposing to construct four new residential units on two parcels in a RH-2 (House, Two-Family) District.
24. 98.487D (WASHINGTON)
59 SCOTT STREET, west side between Waller and Lloyd Streets, Lot 006 in Assessor's Block 1260 -- Request for Discretionary Review of Building Permit Application No. 9803126, proposing to construct a new 8-foot x 10-foot deck and a 1-hour fire wall above garage door of residence in a RH-3 (House, Three-Family) District.

Adjournment:

980827

NOTICE OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY
SEPTEMBER 3, 1998
ROOM 430
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.

DOCUMENTS DEPT.

AUG 31 1998

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to discuss the appointment of an Interim Commission Secretary.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:

NOTICE OF MEETING AND CALENDAR
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REGULAR MEETING

THURSDAY
SEPTEMBER 3, 1998
ROOM 428
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NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the

adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of June 4, 1998)
WITHDRAWN
2. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; South of Market Residential/Service Mixed Use District (RSD). **An Appeal of a Preliminary Negative Declaration** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units, 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount.
(Proposed for Continuance to October 1, 1998)
3. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
(Continued from Regular Meeting of August 20, 1998)
(Proposed for Continuance to September 10, 1998)
4. 98.288CZ (PURVIS)

945 VERMONT STREET / 946 KANSAS STREET, between 21st and 22nd Streets; Lots 24, 25, 66, 67, 92 and 94 in Assessor's Block 4093: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or ten dwelling units on the subject lots. All of the lots except Lot 92 are within an RH-2 (Residential, House, Two-Family) District. Lot 92 is zoned P (for public use), but is proposed to be rezoned to RH-2 (Case 98.288Z). All six of the lots will be merged and subdivided into two new lots.
(Proposed for Continuance to September 17, 1998)

5. 98.288CZ (PURVIS)
949 VERMONT STREET, between 21st and 22nd Streets; Lot 92 in Assessor's Block 4093 - Request to rezone Lot 92 of Assessor's Block 4093 from a P (Public use) District to an RH-2 (Residential, House, Two-Family) District in order to construct the five two-unit townhouses proposed in Case 98.288C.
(Proposed for Continuance to September 17, 1998)

6. 98.563ET (ROSETTER)
RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marques and canopies as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.
(Proposed for Continuance to September 24, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption - draft minutes of 8/13/98.

D. DIRECTOR'S REPORT8. DIRECTOR'S ANNOUNCEMENTS9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. REGULAR CALENDAR

10. 98.592C (SMITH)

1401 CALIFORNIA STREET (A.K.A 1095 HYDE STREET), south side between Hyde and Larkin Streets; Lot 1 in Assessor's Block 250 - Request for Conditional Use Authorization per section 723.49 of the Planning Code, to operate a bank branch office of approximately 343 square feet within an existing supermarket in the Polk Street Neighborhood Commercial District, and 80-A Height and Bulk District.

11. 98.562T (ROSETTER)

PUBLIC NOTICE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 306 to require the Director of Planning to provide to any person who has requested in writing, notice of actions to be taken pursuant to the Planning Code or State law. Currently, various sections of the Planning Code require a newspaper notice of public hearings before the Planning Commission or the Zoning Administrator for various actions to be taken by these bodies. In cases where the action would affect a particular site or area, a mailed notice is required to be sent to owners of the subject site or area and of surrounding properties. Though not a legal requirement, notices regarding matters that are not site specific are also sent to parties known to be interested in the issue. This amendment would also require that a notice be sent to any person who has submitted a written request to be notified and would prohibit the Department from charging a fee to cover its expenses for postage and maintaining the notification records. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

12. 98.595U (ANDRADE)

26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and Mission Streets; Appeal of the determination by the Director of the Planning Department to disapprove Sign Permit Application No. 9811342, per Planning

Code Section 1111.7

13. 97.447E (GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of August 13, 1998)

14. 97.447H (KOMETANI)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

15. 97.447X (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of August 13, 1998)

16. 97.447C (NIXON)
500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of August 13, 1998)

4:00 P.M.

17. (FUNG)
A presentation of the Neighborhood Planning Issues Survey Report by the Northwest Quadrant Neighborhood Planning Team for the following neighborhoods: Inner Richmond, Marina, Outer Richmond, Pacific Heights, Presidio Heights, Seacliff, Western Addition.
- 18a 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Continued from Regular Meeting of August 13, 1998)
- 18b. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.
(Continued from Regular Meeting of August 13, 1998)
19. 98.794E (NAVARRETE)
555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION. The proposed project would reuse three vacant buildings for 64 live/work units with below grade parking. The buildings were part of the former Best Foods industrial facility (Assessor's Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one

parcel and re-subdivided into five parcels with different configurations. The four-story plus basement 555 Florida Street building, with approximately 41,500 gross square feet, would contain 17 live/work units and about 12 parking spaces below grade with ingress and egress on Florida Street. The two three- to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850 gross square feet, and would contain 47 live/work units and 49 basement parking spaces with ingress and egress on 18th Street. The exterior dimensions of these buildings would not be changed. The project is located in a M-1 (light industrial) Zoning District and a 50-X height and bulk district.
(Continued from Regular Meeting of August 27, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING
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20. 98.794D (GORDON)
555 FLORIDA STREET/2828 18TH STREET block bounded by Florida, Mariposa, Bryant and 18th Streets, Lots 2,3,4, and 5 in Assessor's Block 4017 - Request for Discretionary Review of Building Permit Application Nos. 9702706 (555 Florida Street) and 9703108 (2828 18th Street), proposing to convert three vacant buildings, which were formerly part of the Best Foods Industrial Facility, into 64 live/work units in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of August 27, 1998)
21. 98.447D (PURVIS)
236 CLARA STREET, north side between 5th and 6th Streets, Lot 064 in Assessor's Block 3753 -- Request for Discretionary Review of Building Permit Application No. 9807732, proposing to demolish a one-story concrete warehouse and construct six live/work units in a RSD (Residential/Service Mixed Use District).
22. 97.888D (LI)
786 MINNA STREET, north side between 8th and 9th Streets, Lots 068 and 074 in Assessor's Block 3728 -- Request for Discretionary Review of Building Permit Application No. 9725438, proposing to construct a 4-story building containing 12 live/work units and 17 parking spaces in a SLR (Service/Light Industrial/Residential Mixed Use) District.
23. 98.566D/DD (BILLOVITS)
2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of August 27, 1998)

24. 98.564D

(SNYDER)

125 STAPLES AVENUE, south side between Detroit and Edna Streets, Lot 043 in Assessor's Block 3156 -- Request for Discretionary Review of Building Permit Application No. 9806346, proposing to construct a two-story rear addition in an RH-1 (House, One-Family) District.

Adjournment:

980903

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 10, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

SEP 09 1998

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PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. (GREEN, GALLAGHER, McDONALD)
A presentation, at the discretion of the Planning Commission, on conclusions and future actions stemming from discussions on the Neighborhood Planning Issues Survey
(Proposed for Continuance to October 15, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption - draft minutes of 8/20/98.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

5. (BARHAM)
Informational Presentation on Housing Policies and Programs
6. 97.834E (NISHIMURA)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT,
Lesbian, Gay, Bisexual, Transgender Community Center, 1800-14 Market
Street, northwest corner of Market, Waller and Octavia Streets; Lot 14 in
Assessor's Block 871; within an NC-3 (Moderate-Scale Neighborhood
Commercial) District and an 80-A Height and Bulk District. The project is the
rehabilitation and use of the vacant, historic Carmel Fallon Building as part of
the proposed Lesbian, Gay, Bisexual, Transgender Community Center and
construction of a new adjoining five-story, approximately 65-foot tall,
approximately 34,400 square-foot building on a vacant portion of the project site
on the west side of the Carmel Fallon Building, for a total of approximately
41,000 square feet of floor area for the proposed Lesbian, Gay, Bisexual,
Transgender Community Center on an approximately 11,000 square-foot,
triangular-shaped lot. The Community Center would contain meeting rooms,
social spaces, a cafe, an auditorium with a seating capacity of up to 250
persons, a reading room with exhibit space, retail space, childcare, and ancillary
office space. Previous uses of the existing building and project site were two
dwelling units over retail uses, a private social club and a used car sales lot.
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., SEPTEMBER 10,
1998, OR THE END OF THE PUBLIC HEARING ON THE DEIR, WHICHEVER
IS LATER.
7. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in
Assessor's Block 3554 - Request for a Conditional Use Authorization to allow
the relocation of an existing nonconforming liquor store within a retail grocery
store per Planning Code Section 186.1 (c)(5) within the Valencia Street
Neighborhood Commercial District and a 50-X Height and Bulk District, and the
Mission Alcoholic Beverage Special Use District.
(Continued from Regular Meeting of September 3, 1998)
8. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and
Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of
the Planning Code to add live musical entertainment, defined as "Other Entertainment"
per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial
District and a 40-X Height and Bulk district.
(Continued from Regular Meeting of August 27, 1998)

9. 98.428C (BEATTY)
1970 MCALLISTER STREET, Lot 14 in Assessor's Block 1159, north side between Central and Lyon Streets -- Request for Conditional Use authorization to extend the March 25, 1998 termination date for a period of five years for a nonconforming automobile repair garage in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
10. 98.124.E (KUGLER)
60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings approximately 55 feet tall, with 60 units of new live/work (floor with mezzanine) and 60 parking spaces.
(Continued from Regular Meeting of August 13, 1998)
- SPECIAL DISCRETIONARY REVIEW HEARING
AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.
11. 98.124D (BANALES)
60 RAUSCH STREET/73 SUMNER STREET, west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets -- Request for Discretionary Review of Building Permit Application Nos. 9803178 and 9803179, proposing to renovate two existing warehouse/commercial buildings into 53 live/work units in a SLR (Service/Light Industrial/Residential Mixed Use) District. The project also includes a vertical addition.
12. 98.566D/DD (BILLOVITS)
2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of September 3, 1998)
13. 98.555D (GORDON)
336-338 HARRIET STREET, south side between Bryant and Buchanan Streets -- Request for Discretionary Review of Building Permit Application No. 9812410, proposing new construction of four levels of live/work units (each having a mezzanine level), three total units above three private parking spaces in a SLI (Service/Light Industrial Mixed Use) District.

Adjournment:

980910

SEP 14 1998

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**NOTICE OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY, SEPTEMBER 17, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

Roll Call:

Planning Commission
Redevelopment Commission

A. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission and are either not on the calendar or are closed for public hearing. Members of the public may address the Commissions for up to three minutes. The presidents may limit the total testimony to 30 minutes.

B. SPECIAL CALENDAR

1. 96.771E (DEUTSCH)

MISSION BAY REDEVELOPMENT PLANS, Certification of Final Subsequent Environmental Impact Report (FSEIR). The project is the proposed adoption of two Redevelopment Plans and establishment of two Redevelopment Areas (Mission Bay North and Mission Bay South) and associated documents and actions to develop an urban mixed-use community consisting of residential, commercial, light industrial, educational (a major new University of California San Francisco site), and open space uses, with supporting infrastructure (including new streets and sewers), community facilities, and other public improvements. The proposed project would be located on approximately 303 acres located generally south of Townsend Street, east of Seventh Street and I-280 freeway, and north of Mariposa Street.

Note: the Public Hearing for this item is closed; the Public Comment Period for the Draft SEIR ended on June 9, 1998.

The Administrative Record for this SEIR is contained in Case File No. 96.771E, available for public review at the Planning Department, 1660 Mission Street, San Francisco.

Copies of the Draft SEIR and the Summary of Comments and Responses are

available at the Planning Department, 1660 Mission Street, first floor Planning Information Counter, and the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, 3rd floor reception, both open weekdays from 8 a.m. to 5 p.m. Copies are available for review at the San Francisco Main Library (Civic Center) and Potrero branch libraries. The SEIR has been prepared as a "stand alone" document sufficient to provide a clear understanding of the project and its potential impacts without the need for frequent reference to the previous 1990 Mission Bay EIR, which was prepared for a different proposal. The 1990 Mission Bay EIR is available for review at the Planning Department, 5th floor reception, and at the San Francisco Main Library.

2. 96.771E (DEUTSCH)
MISSION BAY REDEVELOPMENT PLANS, Adoption of CEQA Findings, and a Mitigation Monitoring and Reporting Program. Adopting environmental findings (and a statement of overriding considerations) pursuant to the California Environmental Quality Act and State Guidelines in connection with adoption of the Mission Bay North and Mission Bay South Redevelopment Plans and various other actions necessary to implement such plans.
3. 96.771EMTZR (MONTAÑA)
Consideration of General Plan, Planning Code Text and Zoning Map Amendments and a Finding of Consistency with the General Plan and Section 101.1 of the Planning Code to enable the Planning Commission to consider the recommendation of a Mission Bay North Redevelopment Plan and a Mission Bay South Redevelopment Plan and implementation actions.
4. 96.771EMTZR (MONTAÑA)
Consideration of Findings of Consistency with the General Plan and Section 101.1 of the Planning Code for the Mission Bay North Redevelopment Plan and the Mission Bay South Redevelopment Plan and various implementation actions.
5. 96.771EMTZR (MONTAÑA)
Consideration of recommendation of the Mission Bay North Redevelopment Plan and recommending it to the Board of Supervisors for approval.
6. 96.771EMTZR (MONTAÑA)
Consideration of approval of a Mission Bay North Interagency Cooperation Agreement and authorizing the Director to sign the agreement and recommending to the Board of Supervisors their approval of the agreement.
7. 96.771EMTZR (MONTAÑA)
Consideration of recommendation of a Mission Bay South Redevelopment Plan, establishing a finding of consistency with Sections 320 through 325 of the Planning Code for office development therein and recommending the Redevelopment Plan to the Board of Supervisors for approval.

8. 96.771EMTZR

(MONTAÑA)

Consideration of conditional adoption of the 1990 Mission Bay Plan as "Mission Bay Guidelines" for the Planning Commission and Planning Department with respect to parcels not included in Mission Bay North and South Redevelopment Plans.

Adjournment:

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.
SEP 14 1998
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CPC NOTICE OF HEARING AND CALENDAR -5- SEPTEMBER 17, 1998

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3:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of August 20, 1998)
(Proposed for Continuance to October 1, 1998)
2. 98.596C (IONIN)
4550 - MISSION STREET, northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148 - Request for Conditional Use Authorization, under Sections 712.11 and 712.21 of the Planning Code, to allow the development of a lot exceeding 10,000 square feet in area and a general convenience retail/pharmacy use exceeding 5,999 square feet in a NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 8, 1998)
3. 98.504CV (PEPPER)
3151 SACRAMENTO STREET, south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1023: -- Request for Conditional Use authorization under Section 209.1(g) of the Planning Code for an increase in dwelling unit density to allow the construction of four dwelling on one lot units in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 8, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of 8/20/98, 8/27/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS &
BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING
CLOSED

7. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district. (Continued from Regular Meeting of August 27, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 - 0. Commissioners Theoharis and Martin were absent.

F. REGULAR CALENDAR

- 8a. 97.678CBV (ANDRADE)
600- 640 BATTERY STREET, East side Between Pacific Avenue and Jackson Street; Lots 1&9 in Assessor's Block 173 - Request under Planning Code Section 271 for exception to the bulk limits set forth in table 270: And request under Planning Code Section for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District and the 84-E Height & Bulk District. The Zoning Administrator will conduct a joint hearing on a request for variance from parking requirements of Planning Code Section 151.

- 8b. 98.678CBV (ANDRADE)

600-640 BATTERY STREET, east side between Pacific Avenue and Jackson Street, Lots 1 and 9 in Assessor's Block 173, In the C-2 (Community Business) district. PARKING VARIANCE SOUGHT: The proposal is to add approximately 99530 square feet of office space to an existing office building without providing off-street parking. Planning Code Section 151 requires one off-street space for every 500 square feet of office use. In this case, 199 parking spaces would be required to meet the parking requirements of the Planning Code.

- 9a. 98.288CZ (PURVIS)

945 VERMONT STREET / 946 KANSAS STREET, between 21st and 22nd Streets; Lots 24, 25, 66, 67, 92 and 94 in Assessor's Block 4093: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or ten dwelling units on the subject lots. All of the lots except Lot 92 are within an RH-2 (Residential, House, Two-Family) District. Lot 92 is zoned P (for public use), but is proposed to be rezoned to RH-2 (Case 98.288Z). All six of the lots will be merged and subdivided into two new lots. (Continued from Regular Meeting of September 3, 1998)

- 9b. 98.288CZ (PURVIS)

949 VERMONT STREET, between 21st and 22nd Streets; Lot 92 in Assessor's Block 4093 - Request to rezone Lot 92 of Assessor's Block 4093 from a P (Public use) District to an RH-2 (Residential, House, Two-Family) District in order to construct the five two-unit townhouses proposed in Case 98.288C. (Continued from Regular Meeting of September 3, 1998)

Adjournment:

980917

ADDENDUM

**NOTICE OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY, SEPTEMBER 17, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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This Addendum confirms that the following notes apply to the Special Joint Hearing referenced above as well as the Planning Commission's Regular Calendar immediately following the Special Joint Hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this

notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: *For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.*

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code § 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

NOTICE OF SPECIAL MEETING
OF THE
SAN FRANCISCO

PLANNING COMMISSION

THURSDAY

SEPTEMBER 24, 1998

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:00 P.M.

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1:00 P.M.

ROLL CALL: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Public Employee Performance Evaluation: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or

ACTION:

- b) Disclose information which a majority deems to be in the public interest.

ACTION:

Adjournment

CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY

SEPTEMBER 24, 1998

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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Fridays after 5:00 p.m. for a recorded message. The Commission Calendar is also
available through the City's web page on the Internet: <http://www.ci.sf.ca.us/planning/>.*

NOTE: Items listed on this calendar will not be heard before the stated time.

*NOTE: The Commission has instituted a policy that, in most cases, they will not call an
item for consideration after 10:00 p.m. If an item is scheduled but not called or
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OF THE
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PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 24, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
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NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of August 27, 1998)
(Proposed for Continuance to October 1, 1998)
2. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD. **Appeal of a Preliminary Negative Declaration** for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey streets.
(Proposed for Continuance to October 15, 1998)
3. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 27, 1998)
(Proposed for Continuance to October 15, 1998)
4. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.
(Continued from Regular Meeting of August 27, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0 Commissioners Martin and Theoharis were absent
(Proposed for Continuance to October 15, 1998)

5. 97.850E (NISHIMURA)
631 FOLSOM STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District. The proposed project is new construction of an eight-story, 104-foot tall, approximately 242,000 gross square-foot building with approximately 160,700 square feet of office space and approximately 3,100 square feet of ground floor retail space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west property line. As part of the project, the building would contain up to 155 valet parking spaces within a two-level subterranean garage with access by way of a driveway off of Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would provide publicly accessible open space on the northwest corner of the project site. The project would require review and approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office Development: annual Limit). NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., SEPTEMBER 24, 1998, OR THE END OF THE PUBLIC HEARING ON THE DRAFT EIR, WHICHEVER IS LATER.
(Proposed for Continuance to October 15, 1998)
6. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
 (Continued from Regular Meeting of August 13, 1998)
(Proposed for Continuance to October 22, 1998)
7. 98.619C (BEATTY)
1912-1914 LOMBARD STREET, Lot 4 in Assessor's Block 493, north side between Buchanan and Webster Streets -- Request for Conditional Use authorization under Planning Code Section 712.54 to add massage services to an existing tanning salon in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 22, 1998)
8. 98.040E (NAVARRETE)
2130 HARRISON STREET: Appeal of a Preliminary Negative Declaration - To construct a 50-foot-high four-story building that would contain a total 26 live/work units at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant motel and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels.

NOTICE OF CPC HEARING AND CALENDAR -5- SEPTEMBER 24, 1998

There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).
(Proposed for Continuance to November 5, 1998)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of adoption - draft minutes of 8/27/98.

D. DIRECTOR'S REPORT

10. (PASSMORE)
118-138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - **Informational item** on previously approved Planning Commission Discretionary Review for Building Permit Application Nos. 9602143, 9602144 and 9602145 to install retaining walls, modify the exterior and changes in materials of previously approved building permits for the new construction of three single-family dwellings.

11. DIRECTOR'S ANNOUNCEMENTS

12. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

F. REGULAR CALENDAR

13. 96.771EMTZR (MONTAÑA)
Consideration of approval of a Mission Bay South Interagency Cooperation Agreement and authorizing the Director to sign the agreement and recommending to the Board of Supervisors their approval of the agreement.
Note: On 9/17/98, the Planning Commission with the Redevelopment Agency Commission held a special joint hearing on the Mission Bay Interagency Cooperation Agreement. At that hearing, the Planning Commission President directed that the record from 9/17/98 be included as part of public record for the item before the Planning Commission today - Mission Bay South Interagency Cooperation Agreement. The record from 9/17/98 is now considered part of the record for this item.
14. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of August 27, 1998)
15. 98.563ET (ROSETTER)
RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marquees and canopies as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.
(Continued from Regular Meeting of September 3, 1998)

16. 96.176C (GREEN)

KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL
(PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:--- Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.

- 17a. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 17, 1998)

- 17b. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 17, 1998)

- 17c. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Parking Variance sought to add approximately 99530 square feet of office space to an existing office building without providing 199 off-street parking spaces. Planning Code Section 151 requires one off-street space for every 500 square feet of new office space.

(Continued from Regular Meeting of September 17, 1998)

18. 98.620C (PEPPER)

145 MAGNOLIA STREET, south side between Buchanan and Webster Streets; Lot 028 (formerly northern portion of Lot 008) in Assessor's Block 493: -- Request for Conditional Use authorization for residential demolition under Section 712.39 of the Planning Code to allow the demolition of two dwelling units above the ground floor and the construction of a replacement building with two dwelling units in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

19. 98.351C (ZWIERZYCKI)
1515-19TH AVENUE, west side between Kirkham and Lawton Streets, Lot 4 in Assessor's Block 1865 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install up to twelve (12) panel antennas mounted on the roof of an existing Pacific Bell switching facility -- eight (8) antennas will be mounted on poles on an existing penthouse stairwell encased in a fiberglass screen and four (4) will be mounted directly on top of the roof (without screening). A radio equipment shelter is proposed in the yard on the west side of the subject property (adjacent to on-site parking lot) as part of a wireless communication network in an RH-2 (Residential, House, Two Family) district and a 40-X Height and Bulk District.

- 20a. 98.655CV (ALVIN)
6500 3RD STREET; southwest corner of 3rd Street and Key Avenue, lot 1 in Assessor's Block 5475: Request for Conditional Use authorization to convert the ground floor vacant commercial space to a fourth dwelling unit without providing the required off-street parking space per Section 161(j) of the Planning Code within the NC-3 (Moderate-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. A variance is also requested to authorize adding a dwelling unit without providing the required open space.

- 20b. 98.655CV (ALVIN)
6500 3RD STREET; southwest corner of 3rd Street and Key Avenue, lot 1 in Assessor's Block 5475: Section 135 of the Planning Code requires that 80 square feet of useable open space for each dwelling unit when provided for private use and 100 square feet per unit for common use. The proposed project includes approximately 220 square feet of common open space where 400 square feet of open space is required.

SPECIAL DISCRETIONARY REVIEW HEARING
AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

21. 98.566D/DD (BILLOVITS)
2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of September 10, 1998)

Adjournment:

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 24, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.

DOCUMENTS DEPT.
SEP 22 1998
SAN FRANCISCO
PUBLIC LIBRARY

1:00 P.M.

ROLL CALL: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

E. REGULAR CALENDAR

97.850E (NISHIMURA)
631 FOLSOM STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL
IMPACT REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in
Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height
and Bulk District. The proposed project is new construction of an eight-story, 104-foot
tall, approximately 242,000 gross square-foot building with approximately 160,700
square feet of office space and approximately 3,100 square feet of ground floor retail
space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west
property line. As part of the project, the building would contain up to 155 valet parking
spaces within a two-level subterranean garage with access by way of a driveway off of
Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would
provide publicly accessible open space on the northwest corner of the project site. The
project would require review and approval by the Planning Commission pursuant to
Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office
Development: annual Limit). NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M.,
SEPTEMBER 24, 1998, OR THE END OF THE PUBLIC HEARING ON THE DRAFT
EIR, WHICHEVER IS LATER.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 1, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
SEP 28 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

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attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.447E (GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

2. 97.447H (KOMETANI)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

3. 97.447X (NIXON)

500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-0 (Downtown Office)

District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

4. 97.447C (NIXON)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
 (Continued from Regular Meeting of September 3, 1998)
(Proposed for Continuance to October 8, 1998)
5. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
 (Continued from Regular Meeting of September 24, 1998)
(Proposed for Continuance to October 8, 1998)
6. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist hotel rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in an RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Proposed for Continuance to October 15, 1998)

7. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Proposed for Continuance to October 15, 1998)
8. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Proposed for Continuance to October 15, 1998)
9. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; South of Market Residential/Service Mixed Use District (RSD). **An Appeal of a Preliminary Negative Declaration** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount.
(Continued from Regular Meeting of September 3, 1998)
(Proposed for Continuance to October 22, 1998)
10. 93.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.
(Continued from Regular Meeting of September 17, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Theoharis and Martin were absent.
(Proposed for Continuance to October 22, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Consideration of adoption - draft minutes of 8/27/98, 9/3/98, 9/10/98.

D. DIRECTOR'S REPORT

12. DIRECTOR'S ANNOUNCEMENTS

13. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

14. 96.671E

(NISHIMURA)

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(Continued from Regular Meeting of September 3, 1998)

- 15a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 17, 1998)

- 15b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 24, 1998)

- 15c. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Parking Variance sought to add approximately 99530 square feet of office space to an existing office building without providing 199 off-street parking spaces. Planning Code Section 151 requires one off-street space for every 500 square feet of new office space.

(Continued from Regular Meeting of September 24, 1998)

16. 98.588C (BILLOVITS)
3301 BALBOA STREET; Lot 1 in Assessor's Block 1601 -- Request for a Conditional Use Authorization [per Planning Code Section 711.81] to convert a four-story building formerly used as an elementary school to use as an adult English language school in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

17. 98.323C (BILLOVITS)
2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

18a. 98.645CV (PEPPER)

393-399 GROVE STREET, southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the reduction of the off-street parking requirement from 9 spaces to 4 spaces in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.

The proposal is to convert the existing third floors of two adjacent three-story commercial buildings to nine dwelling units. Eight units are proposed in the west building and one unit is proposed in the east building. The buildings are connected and are on one lot. The third floors of each building have high ceilings, and a fourth floor will be added within the existing third floor spaces. The units will be contained entirely within the existing buildings. The existing commercial tenants will remain on the lower two floors.

18b. 98.645CV (PEPPER)

393-399 GROVE STREET, southeast corner at Gough Street, Lot 014 in Assessor's Block 809 in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. Public hearing by the Zoning Administrator on a request for zoning variance from rear yard and street frontage requirements of the Planning Code in conjunction with the conversion of the third floors of two adjoining commercial buildings to residential use. southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the reduction of off-street parking requirement from 10 parking spaces to 4 parking spaces in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.

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19. 98.587D (WANG)

56 JORDAN AVENUE, east side between California Street and Euclid Avenue, Lot 041 in Assessor's Block 1038 -- Request for Discretionary Review of Building Permit Application No. 9709902, proposing to construct a one-story vertical addition at the existing one-story over-garage single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

20. 98.732D (SNYDER)

214 GRANVILLE WAY, north side between Claremont Boulevard and Ulloa Street, Lot 016 in Assessor's Block 2976 -- Request for Discretionary Review of Building Permit Application No. 9811484, proposing to construct a second-story addition to the rear of a "split-level" house in a RH-1(D) (House, One-

Family, Detached) District.

21. 98.634D (KEYLON)
2681-83 BUSH STREET, south side between Divisadero and Broderick Streets,
Lot 018 in Assessor's Block 1052 -- Request for Discretionary Review of
Building Permit Application No. 9808373, proposing to raise an existing two-
story, two-family dwelling and add one story and a garage beneath the raised
building in a RH-3 (House, Three-Family) District.

Adjournment:

981001

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 8, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
OCT 05 1998
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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 031 in Assessor's Block 3628 -- Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, two-family dwelling in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to October 15, 1998)
2. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 - Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of October 1, 1998)
(Proposed for Continuance to October 15, 1998)
3. 98.538C (HING)
2218 - 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution/school for self-healing and massage, as required under Section 209.3 (i) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.
(Proposed for Continuance to October 22, 1998)
4. 98.596C (WANG)
4550 - MISSION STREET, northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148 - Request for Conditional Use Authorization, under Sections 712.11 and 712.21 of the Planning Code, to allow the development of a lot exceeding 10,000 square feet in area and a general convenience retail/pharmacy use exceeding 5,999 square feet in a NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 17, 1998)
(Proposed for Continuance to November 12, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

7. 96.176C (GREEN)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL
 (PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:--- Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.
 (Continued from Regular Meeting of September 25, 1998)
8. 97.447E (GLASNER)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street

(Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of October 1, 1998)

9a. 97.447H (KOMETANI)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of October 1, 1998)

9b. 97.447X (NIXON)

500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of October 1, 1998)

9c. 97.447C (NIXON)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area

would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of October 1, 1998)

- 10a. 98.504CV (PEPPER)
3151 SACRAMENTO STREET, south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1023: -- Request for Conditional Use authorization under Section 209.1(g) of the Planning Code for an increase in dwelling unit density to allow the construction of four dwelling units on one lot in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of September 17, 1998)

- 10b. 98.504CV (PEPPER)
3151 SACRAMENTO STREET, south side between Baker and Lyon Streets, Lot 31 in Assessor's Block 1023 in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. Public hearing by the Zoning Administrator on a request for zoning variance from the rear yard requirement of the Planning Code in conjunction with the conversion of a noncomplying building to residential use in the required rear yard.

11. 98.595U (ANDRADE)
26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and Mission Streets; Appeal of the determination by the Director of the Planning Department to disapprove Sign Permit Application No. 9811342, per Planning Code Section 1111.7
 (Continued from Regular Meeting of September 3, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING
 AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

12. 98.019D (SMITH)
1224 SACRAMENTO STREET, north side between Taylor and Jones Streets, Lot 144 in Assessor's Block 0221 -- Request for Discretionary Review of Building Permit Application No. 9811608, proposing to construct a roof deck at the rear of the existing three-story dwelling in a RM-3 (Mixed, Medium Density) District.

Adjournment:

PUBLIC NOTICE FOR THE CITYWIDE LAND USE STUDY PUBLIC WORKSHOP

You are invited to a public workshop to be held on Saturday, October 17, 1998 from 9:00 AM to 4:30 PM at the California College of Arts and Crafts (CCAC) building located at 450 Irwin Street in the Showplace Square area. The Citywide Land Use Study workshop will include a presentation by Department staff on citywide land use issues, needs and constraints, followed by public participation in the development of objectives for accommodating housing, industry and commerce in San Francisco. You will be asked to provide your own lunch. In the afternoon session, participants will be asked to join small groups to focus on specific topics which may include: (1) location, design and affordability of new housing types including residential lofts, Single Room Occupancy (SRO) units and live/work units; (2) location, density, height and scale of housing along transit corridors; (3) providing affordable housing for artists; (4) providing land for industry, including multi-media, medical research and other emerging industry types; (5) providing amenities in emerging neighborhoods, including open space, convenience shopping, parking, transit and other public services; and (6) enforcement and public notice procedures. The small group sessions are designed to be "brainstorming" sessions where you are encouraged to provide creative, yet feasible ideas and recommendations. All the comments and ideas at the end of the afternoon session will be summarized and Department staff will conduct further research in the coming months before preparing recommendations for Planning Commission and Board of Supervisors' actions.

For further information, please call planners Susana Montana at (415) 558-6313 or Mary Woods at 558-6315.

981008

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
OCTOBER 15, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.
OCT 13 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on
Fridays after 5:00 p.m. for a recorded message. The Commission Calendar is also
available through the City's web page on the Internet: <http://www.ci.sf.ca.us/planning/>.

NOTE: Items listed on this calendar will not be heard before the stated time.

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no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing.
Persons unable to attend a hearing may submit written comments regarding a calendared item
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of the hearing will be made part of the official record and will be brought to the attention of the
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necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the
adoption or amendment of a general plan or a specific plan, (2) the adoption or
amendment of a zoning ordinance, (3) the adoption or amendment of any regulation

attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: *For information related to Commission matters, please call Jonas Ionin, Administrative Secretary, Planning Commission, at (415) 558-6414.*

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at 415 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in a RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Proposed for Continuance to October 22, 1998)
2. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 - Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to October 22, 1998)
3. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD. **Appeal of a Preliminary Negative Declaration** for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey streets.
(Continued from Regular Meeting of September 24, 1998)
(Proposed for Continuance to November 5, 1998)
4. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 31 in Assessor's Block 3628 -- Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, two-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 12, 1998)

5. 97.615E (NISHIMURA)
1800 BRYANT STREET: Southwest corner, through lot with street frontages on 17th and Florida Streets, Lot 5 in Assessor's Block 3970. **Appeal of a Preliminary Negative Declaration published on September 5, 1998.** The project would construct a new 48-foot tall, four-story, 65,800-gross-square-foot building containing 48 live/work units and approximately 1,100 square-foot, ground floor retail space. The project site is an undeveloped, approximately 15,000 square-foot lot and is within an M-1 (Light Industrial) District, Greater Northeast Mission Industrial Zone - Industrial Protection Zone (NEMIZ-IPZ) and a 65-B Height and Bulk District.
(Proposed for Continuance to December 3, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 8/27/98.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

Informational Presentation on Public Toilet Kiosk Extension.

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district. (Continued from Regular Meeting of September 17, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 - 0. Commissioners Theoharis and Martin were absent.

F. INFORMATIONAL PRESENTATION

10. CITY COLLEGE OF SAN FRANCISCO - FACILITIES MASTER PLAN (SCOTT)
Informational presentation on the Plan, dated February 20, 1998 including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Southeast Campus, Castro-Valencia Campus, Administrative Offices and Airport School. The Plan covers existing conditions, space needs and the current five year capital improvement program. This is an informational presentation, no action by the Planning Commission is required.

G. REGULAR CALENDAR

11. NEIGHBORHOOD PLANNING ISSUES SURVEY (GREEN)
An informational presentation and Commission comment on the conclusions and proposed Work Program projects resulting from the Neighborhood Planning Issues Survey Report and the comments received in public hearings held this summer.
12. 98.588C (BILLOVITS)
3301 BALBOA STREET; Lot 1 in Assessor's Block 1601 -- Request for a Conditional Use Authorization [per Planning Code Section 711.81] to convert a four-story building formerly used as an elementary school to use as an adult English language school in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98 following public testimony the Commission requested Planning staff to contact the Department of Parking and Traffic and Muni in order to report back with the Project's impact on neighborhood parking.

13. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 1, 1998)
14. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 1, 1998)
15. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of September 24, 1998)
16. 98.728C (KEYLON)
3154 FILLMORE STREET, southeast corner of Greenwich Street, Lot 22 and 23 in Assessor's Block 516-- Request for Conditional Use authorization under Planning Code Section 303(e) to allow modification of Conditions Number 1 and 3 approved under Motion No. 13378 for type of live entertainment and performance hours at an existing (currently vacant) full service restaurant and bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to allow the change in Condition Number 1 to include all live entertainment (jazz band for this particular applicant) instead of a Mariachi Band and to change Condition Number 3 by existing the time of performances from 11:30 p.m. to 1:00 a.m.

17. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a CONDITIONAL USE for EXPANSION of a RESIDENTIAL CARE FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of September 24, 1998)
- 18a. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the reduction of the off-street parking requirement from 9 spaces to 4 spaces in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.
 (Continued from Regular Meeting of October 1, 1998)
- 18b. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street, Lot 014 in Assessor's Block 809 in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. Public hearing by the Zoning Administrator on a request for zoning variance from rear yard and street frontage requirements of the Planning Code in conjunction with the conversion of the third floors of two adjoining commercial buildings to residential use.
19. 98.695C (HING)
3989 - 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would remove the condition granting conditional use only to Bakers of Paris and allow the continuation of an existing Small Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new ownership.

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20. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.

Adjournment:

981015

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
OCT 20 1998
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
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NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at 415 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 P.M.

ROLL CALL: Commissioners: Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Cynthia Joe, Larry Martin, Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.538C (HING)
2218 - 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution/school for self-healing and massage, as required under Section 209.3 (i) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.
(Proposed for Continuance to November 19, 1998)
2. 98.808D (PEPPER)
425 DIVISADERO STREET, northwest corner between Fell and Oak Streets, Lot 016 in Assessor's Block 1215 -- Request for Discretionary Review of Building Permit Application No. 9804068, proposing to add a new Wells Fargo Express ATM alcove in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Proposed for Continuance to November 19, 1998)
3. 98.704C (BANALES)
560 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Institutions, Other Large (Planning Code Section 711.81) and to allow development on a lot greater than 10,000 square feet in floor area (Planning Code Section 711.11) in an NC-2 (Small Scale Neighborhood Commercial), 40-X Height and Bulk District.
(Proposed for Continuance to December 17, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on

the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of 9/17/98, 9/24/98.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- 7a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 - 0. Commissioner Joe was absent.

- 7b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 - 0. Commissioner Joe was absent.

8. 98.595U (ANDRADE)
26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and Mission Streets; Appeal of the determination by the Director of the Planning Department to disapprove Sign Permit Application No. 9811342, per Planning Code Section 1111.7
(Continued from Regular Meeting of October 8, 1998)
Note: On 10/8/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 - 0. Commissioners Martin and Joe were absent.

E. REGULAR CALENDAR

9. 96.176C (GREEN)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL (PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:--- Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.
(Continued from Regular Meeting of October 8, 1998)
10. 98.090R (MONTANA)
AMENDMENTS TO THE MID-MARKET AND YERBA BUENA REDEVELOPMENT PROJECT AREA PRELIMINARY PLANS; Assessor's Block 3705, Lots 9,10, 12,13, 14, 15,17, 18, 33, 38 and 43, and Assessor's Block 3724, Lot 67, comprising the central portion of two City Blocks located between Market and Mission Streets and between 4th and 5th Streets and the entire City Block located between Mission and Minna Streets and between 4th and 5th Streets. Consideration of a proposed amendment to the Mid-Market and Yerba Buena Center (YBC) Redevelopment Project Area Preliminary Plans and finding of consistency of the proposed amendment with the General Plan, as it is proposed to be amended, and finding of consistency with Section 101.1 of the Planning Code. The proposed Preliminary Plan amendment would expand the boundaries of the YBC Project Area, facilitating the development of the land to be added to the YBC Project Area for mixed use. The purpose of the amendment is to enable the City and Redevelopment Agency to study the appropriateness of using redevelopment powers to facilitate development within the expanded area. The designation of the expanded area under Redevelopment Agency jurisdiction and development of a project would require certification of an EIR, map amendments to Urban Design, Commerce and Industry, and the Downtown elements of the General Plan to partially vacate the Jessie Street right-of-way, to change the current Height and Bulk districts to

allow higher buildings, amendment of the YBC Redevelopment Plan and amendment to the YBC Design for Development document, all of which would be the subject of later hearings before the Planning Commission, the Redevelopment Commission and the Board of Supervisors. The site is currently within C-3-R (Downtown Retail) and P (Public) Districts and the following Height and Bulk Districts: 120-X, 160-S and 160-F.

11. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 24, 1998)
12. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in a RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Continued from Regular Meeting of October 15, 1998)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS ARE AS FOLLOW: DISCRETIONARY REVIEW REQUESTORS ARE PROVIDED WITH 5 MINUTES FOR A PRESENTATION AND THOSE IN SUPPORT OF THE DR REQUESTOR ARE PROVIDED WITH 3 MINUTES EACH. THE PROJECT SPONSOR IS THEN PROVIDED WITH 5 MINUTES FOR A PRESENTATION AND THOSE IN SUPPORT OF THE PROJECT ARE PROVIDED WITH 3 MINUTES EACH. AT THE CONCLUSION, EACH SIDE (NOT EACH PERSON) IS PROVIDED WITH 2 MINUTES FOR REBUTTAL. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

13. 98.825D (SMITH)
968 MARKET STREET, northwest side between Turk and Taylor Streets, Lot 002 in Assessor's block 0342 -- Request for Discretionary Review of Building Permit Application No. 9814337, proposing to subdivide the existing commercial space into two commercial spaces to be occupied by a luggage store and a coffee shop in a C-3-G (Downtown General Commercial) District.

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
OCTOBER 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT 21 1998

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A. ITEMS TO BE CONTINUED

98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7): Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 15, 1998)
(Proposed for Continuance to November 5, 1998)

98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7): Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 15, 1998)
(Proposed for Continuance to November 5, 1998)

97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of October 8, 1998)
DISCRETIONARY REVIEW REQUEST HAS BEEN WITHDRAWN

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

DOCUMENTS DEPT.

NOV 02 1998

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Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, November 5, 1998
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin, Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7-0.
(Proposed for Continuance to November 12, 1998)
2. 98.168E (GITELMAN)
2 NOBLES ALLEY - APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. Assessor's Block 0104, Lot 026. The proposed project would demolish an existing single family house, remove three off-street parking spaces, and construct a new four-story building with about 1,000 sq. ft. of ground floor retail space, about 660 sq. ft. of office space, one dwelling unit, and two off-street parking spaces at the corner of Grant Avenue and Nobles Alley.
(Proposed for Continuance to November 12, 1998)
3. 98.695C (HING)
3989 - 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would remove the condition granting conditional use only to Bakers of Paris and allow the continuation of an existing Small Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new ownership.
(Proposed for Continuance to November 19, 1998)
4. 97.447E (GLASNER)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)

- 5a. 97.447H (KOMETANI)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)
- 5b. 97.447X (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)
- 5c. 97.447C (NIXON)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)
6. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD. Appeal of a Preliminary Negative Declaration for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey Streets.
(Continued from Regular Meeting of October 15, 1998)
(Appeal has been Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the

Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. **COMMISSIONERS' QUESTIONS AND MATTERS**

7. Consideration of adoption - draft minutes of 10/1/98; 10/8/98; and 10/15/98.

D. **DIRECTOR'S REPORT**

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. **CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

- 10a. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 - 0. Commissioner Joe was absent.

(Continued from Regular Meeting of October 22, 1998)

- 10b. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 - 0. Commissioner Joe was absent.

(Continued from Regular Meeting of October 22, 1998)

F. **REGULAR CALENDAR**

11. 97.850E (NISHIMURA)

631 FOLSOM STREET - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District. The proposed project is new construction of an eight-story, 104-foot tall, approximately

242,000 gross square-foot building with approximately 160,700 square feet of office space and approximately 3,100 square feet of ground floor retail space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west property line. As part of the project, the building would contain up to 155 valet parking spaces within a two-level subterranean garage with access by way of a driveway off of Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would provide publicly accessible open space on the northwest corner of the project site. The project would require review and approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office Development: annual Limit).

[Note: Public comment and testimony is NOT taken by the Planning Commission on hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.]

12. 98.563ET (ROSETTER)
RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marquees and canopies as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.
(Continued from Regular Meeting of September 24, 1998)
13. 97.834E (NISHIMURA)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, 1800-14 Market Street, northwest corner of Market, Waller and Octavia Streets; Lot 14 in Assessor's Block 871; within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. The project is the rehabilitation and use of the vacant, historic Carmel Fallon Building as part of the proposed Lesbian, Gay, Bisexual, Transgender Community Center and construction of a new adjoining five-story, approximately 65-foot tall, approximately 34,400 square-foot building on a vacant portion of the project site on the west side of the Carmel Fallon Building, for a total of approximately 41,000 square feet of floor area for the proposed Lesbian, Gay, Bisexual, Transgender Community Center on an approximately 11,000 square-foot, triangular-shaped lot. The Community Center would contain meeting rooms, social spaces, a cafe, an auditorium with a seating capacity of up to 250 persons, a reading room with exhibit space, retail space, childcare, and ancillary office space. Previous uses of the existing building and project site were two dwelling units over retail uses, a private social club and a used car sales lot.
[Note: Public comment and testimony is NOT taken by the Planning Commission on hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.]
- 14a. 97.834CV (GORDON)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER, northwest corner of Market, Octavia and Waller Streets, Lot 14 in Assessor's Block 871 --Request for a Conditional Use Authorization (1) to convert second and third story dwelling units to an Other Institution, Large, use operated by a non-profit corporation per Planning Code Sections 712.38 and 790.84, (2) to create development on a lot exceeding 10,000 square-feet per Planning Code Sections 712.11, 121.1 and 790.56, (3) to establish a non-residential use larger than 6,000 square-feet in size per Planning Code Sections

712.21, 121.2(a) and 790.130, and (4) to seek an exception to the bulk limits (for the fourth floor only) per Planning Code Section 271(c), within a NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District.

The proposal is to develop the Lesbian, Gay, Bisexual, Transgender Community Center (Community Center) on an approximately 11,000 square-foot lot at the above referenced address. The Community Center would be developed by rehabilitating the existing historically significant, 6,600 square-foot, Carmel Fallon Building (pending City Landmark No. 223) for Community Center uses, and constructing a new approximately 29,700 square-foot, four-story building adjoining the Carmel Fallon Building. The Carmel Fallon Building is currently vacant; a book shop was located on the first floor until 1997, and the two residential units on the upper floors have been vacant since 1993. The project site also formerly included a used car lot and private club, both of which have been demolished. The Community Center would have in total approximately 36,300 square-feet of space and would be about 56 feet in height. The newly constructed Community Center building would include a cafe, retail space, a reading and exhibit room, business services, gallery, an auditorium, a kitchen, meeting spaces, a ceremonial room, offices, storage and other ancillary uses.

- 14b. 97.834CV (GORDON)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER, northwest corner of Market, Octavia and Waller Streets, Lot 14 in Assessor's Block 871 in a NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District.

OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to allow the development of the Lesbian, Gay, Bisexual, Transgender Community Center (Community Center) on an approximately 11,000 square-foot lot at the above referenced address. The Community Center would be developed by rehabilitating the existing historically significant, 6,600 square-foot Carmel Fallon Building (pending City Landmark No. 223) for Community Center uses, and constructing a new approximately 29,700 square-foot, four-story building, adjoining the Carmel Fallon Building. The newly constructed Community Center building would include a cafe, retail space, a reading and exhibit room, business services, gallery, an auditorium, a kitchen, meeting spaces, a ceremonial room, offices, storage and other ancillary uses. In total, the Community Center would have approximately 36,300 square-feet of space and would be about 56 feet in height.

Section 151 of the Planning Code requires the provision of a combined total of 65 parking spaces for the variety of uses to be established at the subject site. The applicant does not propose to provide the required parking spaces.

15. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 22, 1998)

16. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 22, 1998)

17. 98.323C (BILLOVITS)
2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)

The proposed project is the conversion and consolidation of about 19,400 square-feet of retail, office and circulation space on the first and second floors of an existing building to be occupied by a Borders Books, Music and Cafe retail store. Smaller retail spaces adjacent to either side of the main Union Street building entrance would be retained; the remainder of the first and all of the second floor would be dedicated to the single larger retail use. The upper floors of the building would continue to be office space, and no changes to on-site parking garage or alterations to the building exterior are proposed. Section 725.21 of the Planning Code provides that individual non-residential uses 2,500 square-feet or greater in size in the Union Street Neighborhood Commercial District are allowed only upon approval of a conditional use by the Planning Commission. Section 186.1(c)(3) provides for non-conforming uses in neighborhood commercial districts to be converted into certain other non-conforming uses upon approval of a conditional use authorization.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION



Notice of Meeting & Calendar

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Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, November 12, 1998
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.816D (WASHINGTON)
489 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 025 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9813873, proposing to revise two previously approved decks located on the rear elevation of a two-unit building presently under construction in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to November 19, 1998)
2. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Proposed for Continuance to November 19, 1998)
3. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Proposed for Continuance to November 19, 1998)
4. 98.809C (KEYLON)
2161 SUTTER STREET, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.
(Proposed for Continuance to December 10, 1998)
5. 98.619C (BEATTY)
1912-1914 LOMBARD STREET, Lot 4 in Assessor's Block 493, north side between Buchanan and Webster Streets -- Request for Conditional Use authorization under Planning Code Section 712.54 to add massage services to an existing tanning salon in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District.
(Proposal has been Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect

to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 10/22/98.

D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- 9a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of November 5, 1998)

- 9b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of November 5, 1998)

10. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: - Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning

Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to 2.

(Continued from Regular Meeting of November 5, 1998)

F. REGULAR CALENDAR

11. 98.168E (GITELMAN)
2 NOBLES ALLEY - APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. Assessor's Block 0104, Lot 026. The proposed project would demolish an existing single family house, remove three off-street parking spaces, and construct a new four-story building with about 1,000 sq. ft. of ground floor retail space, about 660 sq. ft. of office space, one dwelling unit, and two off-street parking spaces at the corner of Grant Avenue and Nobles Alley.
(Continued from Regular Meeting of November 5, 1998)
12. 97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.
13. 97.210C (WASHINGTON)
1701 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of Assessor's Block 1924 into two lots and the re-subdivision of the newly created lot at the southern portion of this site into 41 lots to accommodate the construction of 41 duplexes that will subsequently be subdivided creating 82 condominiums thereon. This proposal will involve the demolition of that portion of Shriners hospital not designated an historical landmark. Request for a Planned Unit Development and Conditional Use approval to deviate from the required minimum lot size (Sec.121), front setback (Sec.132) and rear (Sec.134) setback requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

This proposal involves the subdivision of Lot 3 of Assessor's Block 1924 into two lots, and the re-subdivision of the newly created lot at the southern portion of the site into 41 lots, to accommodate the construction of 41 duplexes that will subsequently be subdivided into 82 condominiums thereon. This proposal will involve the demolition of the non contributory portion of Shriners hospital that will be located on the new southern parcel.
14. 98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

This proposal involves the subdivision of Lot 3 of Assessor's Block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing functioning as a 120 unit senior assisted living facility. This property is located within the RH-2 (House, Two-Family) District with a 40-X Height and Bulk Designation.

15. 98.584C (LIGHT)
2507 PINE STREET AND 1851 PIERCE STREET, at the southwest corner of Pine and Pierce Streets, Lots 1 and 2 of Assessor's Block 657 - Request for Conditional Use authorization under Sections 304, 209.1(g), 209.2 (b) and 209.3(f) of the Planning Code to allow a Planned Unit Development, 19-unit residential facility, group housing facility, child day care center, and receive relief from Planning Code requirements for off-street parking (Section 151), required rear yard (Section 123(a)2), and minimum exposure to an open area (Section 140(a)2) in RH-2 (Residential, House, Two-Family) Zoning District, and 40-X Height and Bulk District.

The Proposal for: (1) The merger and re-subdivision of the existing lots into two lots. (2) The demolition of the existing one-story, 3,455 square-foot concrete building at 1851 Pierce Street (herein "Leonard Hall"). (3) The adaptive reuse of the two-story 23,068 square-foot unreinforced masonry building at 2507 Pine Street (herein "Rose Court"). A third floor and a small two-story extension to the southern end of the existing Rose Court building will be added. Upon completion, the renovated Rose Court building will have approximately 38,600 square-foot, with 19 dwelling units (including the manager's unit), common areas for the residents, an infant/toddler care center for 49 infants/toddlers, and 14 off-street parking spaces. This project component will occupy Lot A, being the current Lot 2 and portion of Lot 1. (4) The construction of a new three-story, approximately 18,212 square-foot, 16-bedroom convent for the Sisters of St. Dominic with seven off-street parking spaces, and a 478 square-foot chapel. The proposed convent will be constructed at Lot B, being the currently vacant western portion of Lot 1.

16. 98.387C (ALVIN)
425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adjacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.

(Continued from Regular Meeting of November 5, 1998)

The Proposal is to construct a gas utility installation in an RC-4 Zoning District. The site is approximately 10,500 square feet. The CNG facility will occupy approximately 30% of the site. The facility would consist of a partially screened and landscaped pumping apparatus near the front of the lot and screened fuel tanks at the rear. The remaining lot will function as vehicle storage and emergency staging area for the PG&E.

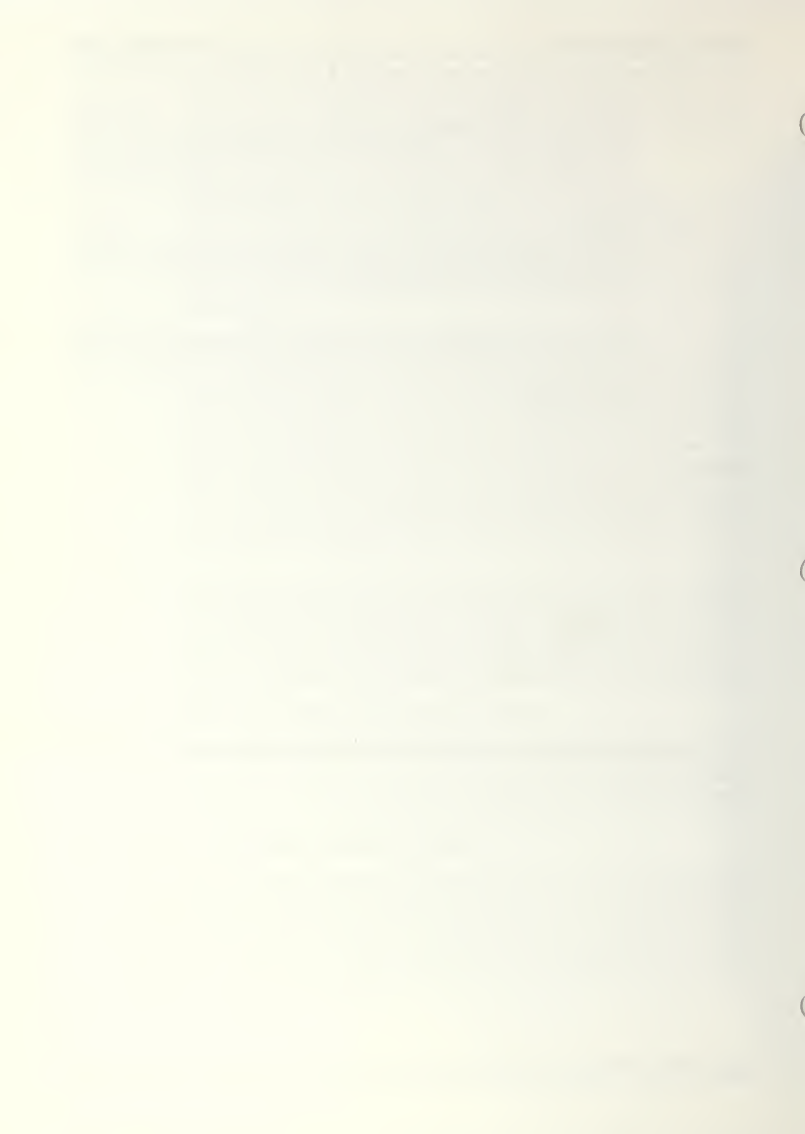
G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called

or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 98.118D (GORDON)
175 LANGTON STREET/370-378 7TH STREET, through lot fronting Langton and 7th Streets between Harrison and Folsom Streets, Lot 013 in Assessor's Block 3755 - Request for Discretionary Review of Building Permit Application Nos. 9803163 and 9803164, proposing to demolish two existing buildings and construct one 12-unit live/work building and one 6-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District.
18. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 031 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, three-family dwelling in a RH-2 (House, Two-Family) District.
19. 98.874D (FALLAY)
21, 29, AND 39 VILLA TERRACE, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.

Adjournment: _____



ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
November 12, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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A.

ITEMS TO BE CONTINUED

These items should follow item #3 on the 1:30 p.m. calendar

98.040E

(NAVARRETE)

2130 HARRISON STREET: APPEAL OF A PRELIMINARY NEGATIVE DECLARATION -

To construct a 50-foot-high four-story building that would contain a total 26 live/work units plus retail space at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant building and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels, and approximately 1,500 square feet of ground floor retail space. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).

(Proposed for Continuance to November 19, 1998)

98.040D

(BANALES)

2130 HARRISON STREET, west side between 17th and 19th Streets, Lot 025 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9801527S and 9801529, proposing to demolish two existing buildings and construct a 26-unit live/work building with 27 off-street parking spaces in a M-1 (Light Industrial) District.

(Proposed for Continuance to November 19, 1998)



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.360C (LIGHT)
745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to December 10, 1998)
2. 98.086C (MILLER)
3006 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a CONDITIONAL USE for EXPANSION of a RESIDENTIAL CARE FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to December 10, 1998)
3. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 15, 1998)
(Proposed for Continuance to January 7, 1999)
4. 98.808D (PEPPER)
425 DIVISADERO STREET, northwest corner between Fell and Oak Streets, Lot 016 in Assessor's Block 1215 -- Request for Discretionary Review of Building Permit Application No. 9804068, proposing to add a new Wells Fargo Express ATM alcove in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Discretionary Review has been Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the

posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 11/5/98.

D. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.695C (HING)
3989 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would remove the condition granting conditional use only to Bakers of Paris and allow the continuation of an existing Small Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new ownership.
Note: On October 15, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to -2.
(Continued from Regular Meeting of November 5, 1998)
9. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: - Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to -2.
(Continued from Regular Meeting of November 12, 1998)

F. REGULAR CALENDAR

10. 97.447E (GLASNER)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use

in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of November 5, 1998)

- 11a. 97.447H (KOMETANI)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of November 5, 1998)
- 11b. 97.447X (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
(Continued from Regular Meeting of November 5, 1998)
- 11c. 97.447C (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of November 5, 1998)
12. 97.716E (PARKER)
2150 FOLSOM STREET & 351 SHOTWELL STREET, between 17th Street and 18th Street, Lots 8, 9, 15 and 67 in Assessor's Block 3574-- Appeal of a Preliminary Negative Declaration. Proposed project would entail the new construction of one 50-foot high, three-story building and the adaptive re-use of two existing two-story buildings for a total of 104 live-work units and 104 below grade parking spaces at 2150 Folsom Street and 351 Shotwell Street. As part of the proposed project, the existing 2-story building at 2150 Folsom Street would be demolished. The existing two buildings at 351 Shotwell Street would be remodeled, with exterior changes to the building facade but no change in building height. The combined project site would be approximately 40,386 gross square feet in lot area. The proposed project is located in an M-1 (Light Industrial) Zoning District and in an RH-3 (Three-Family Residential) Zoning District.
13. 97.716C (PURVIS)
2150 FOLSOM STREET & 351 SHOTWELL STREET, between 17th and 18th Streets; Lots 8, 9, 15, 67 in Assessor's Block 3574: Request for Conditional Use Authorization under Sections 303(c)(6)(A) and 304 of the Planning Code to allow a Planned Unit Development for live/work with modifications from Planning Code requirements for freight loading spaces

in an RH-3 (Residential, House, 3-Family) District and an M-1 (Light Industrial) District; and, to allow conversion of an existing 2-story commercial building into live/work units in the RH-3 District portion.

14. 98.603C (PURVIS)
222 SCHWERIN STREET, north side between Garrison and Sunnydale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Section 304 of the Planning Code, to revise the previously approved Planned Unit Development (Planning Commission Motion 14540, passed February 5, 1998) in order to provide expanded community center facilities for this 148-unit residential development.
15. 98.596C (WANG)
4550 MISSION STREET (Proposed Rite Aid), northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148 - Request for a Conditional Use authorization under Planning Code Sections 121.2, 712.11, and 712.21 to allow the development of a lot exceeding 10,000 square feet in area and a single retail store with a pharmacy occupying a floor area of more than 5,999 gross square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
- 16a. 98.538I (HING)
2218 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Acceptance of the Abbreviated Institutional Master Plan for the School for Self-Healing. Said Plan was filed with Conditional Use application, Case No. 98.538C, pursuant to Planning Code Section 304.5(c)5 on October 26, 1998, with receipt reported to the Planning Commission by the Zoning Administrator on November 12, 1998. An abbreviated Master Plan may be filed for sites of 43,560 square feet or less in area (the 48th Avenue site is 3,000 square feet in area) and holding a public hearing on an abbreviated plan is at the option of the Planning Commission.
- 16b. 98.538C (HING)
2218 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution School for Self-Healing, as required under Section 209.3 (j) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.
(Continued from Regular Meeting of October 22, 1998)
17. 98.040E (NAVARRETE)
2130 HARRISON STREET: APPEAL OF A PRELIMINARY NEGATIVE DECLARATION - To construct a 50-foot-high four-story building that would contain a total 26 live/work units plus retail space at Assessor's Block 3573, Lot 25. The site presently contains an approximate 5,800 square foot, two story vacant building and an approximate 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels, and approximately 1,608 square feet of ground floor retail space. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).
(Continued from Regular Meeting of November 12, 1998)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s)

are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

18. 98.040D (BANALES)
2130 HARRISON STREET, west side between 17th and 18th Streets, Lot 025 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9801527S and 9801529, proposing to demolish two existing buildings and construct a 26-unit live/work building with 26 off-street parking spaces in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of November 12, 1998)
19. 98.193D (BEATTY)
2455 WASHINGTON STREET, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
20. 98.816D (WASHINGTON)
489 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 025 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9813873, proposing to revise two previously approved decks located on the rear elevation of a two-unit building presently under construction in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 12, 1998)

Adjournment: _____

PUBLIC NOTICE

for:

Census 2000 Statistical Areas Program Maps Available for Review

For tabulation purposes, the Census Bureau divides San Francisco into statistical areas that include block groups which in turn are aggregated into census tracts. For Census 2000, some changes need to be made to certain statistical areas to meet Census Bureau population and boundary line requirements. The Planning Department has reviewed the identified areas and made alterations as needed. These amended maps will be available for public review at the Planning Department, 1660 Mission Street, 5th floor. The review dates are November 30 (10 am to 1 pm), December 1 (10 am to 1 pm), and December 2 (1 pm to 4 pm).

Contact Charlotte Barham at 558-6252 If you wish to participate in this process or have any questions.

ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

November 19, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 17 1998

SAN FRANCISCO
PUBLIC LIBRARY

E. **CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**
These items should follow item #9 on the 1:30 p.m. calendar

97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.

Note: On November 12, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +6 to 0.

97.210C (WASHINGTON)
1701 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of Assessor's Block 1924 into two lots and the re-subdivision of the newly created lot at the southern portion of this site into 41 lots to accommodate the construction of 41 duplexes that will subsequently be subdivided creating 82 condominiums thereon. This proposal will involve the demolition of that portion of Shriners hospital not designated an historical landmark. Request for a Planned Unit Development and Conditional Use approval to deviate from the required minimum lot size (Sec.121), front setback (Sec.132) and rear (Sec.134) setback requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

Note: On November 12, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +6 to 0.

98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

Note: On November 12, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +6 to 0.



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

San Francisco Public Library
DOCUMENTS DEPT. 12/2/98

DEC 04 1998
SAN FRANCISCO
PUBLIC LIBRARY

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 3, 1998
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

***Attention:** Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
- 2a. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request under Planning Code Section 321 for authorization to add approximately 60,000 square feet of office space to an existing office building. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the interior of the existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
- 2b. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for a project exceeding 50,000 square feet; and for an exception from the requirement of one freight loading space per section 152.1. The Project will add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
3. 98.751C (MILLER)
2526-34 MISSION STREET, west side between 21st and 22nd Streets, Lot 5 in Assessor's Block 3616 - Request for authorization of a conditional use for a use in excess of 6,000 square feet of floor area with an outdoor activity arrear at the rear of the building in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District.
(Proposed for Continuance to December 17, 1998)
4. 97.856E (NISHIMURA)
FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. **An appeal of a Preliminary Negative Declaration** published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces

would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.

(Proposed for Continuance to January 7, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 11/12/98 and 11/19/98.

D. DIRECTOR'S REPORT

6. Director's Announcements
 - January 21, 1999 Planning Commission Hearing in City Hall, Room 408
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.323C (BILLOVITS)
2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 5, 1998)

Note: On November 5, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 to -0.

F. REGULAR CALENDAR

9. 96.281E (GITELMAN)
SAN FRANCISCO MUNICIPAL RAILWAY THIRD STREET LIGHT RAIL -- CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR). The San Francisco Public Transportation Commission/Municipal Railway (Muni), in cooperation with the Federal Transit Administration (FTA), proposes to construct a new light rail transit (LRT) line into the southeastern quadrant of the City. The FEIR analyzes the potential environmental impacts (physical changes to the environment) of three alternative projects: the No Project alternative, the No Build/Transportation System Management (TSM) alternative and the Light Rail alternative. The Light Rail alternative has been selected as the locally preferred alternative, and would extend Muni light rail service in two phases. The Initial Operating Segment (IOS) would extend light rail from King Street to the Bayshore Caltrain Station via Third, Fourth and Bayshore Boulevard. A later Central Subway phase would extend service northward to Chinatown via Third/Fourth, Geary and Stockton. In addition, a new light rail maintenance and storage facility would be constructed on the Western Pacific site.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE EIR ENDED ON MAY 19, 1998.
10. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; within a South of Market Residential/Service Mixed Use District (RSD) and a 40-X/85-B Height and Bulk District. **An Appeal of a Preliminary Negative Declaration (PND)** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount. (Since the PND was published, the project sponsor has revised the project to consist of 200 dwelling units instead of 68 live/work units and 142 dwelling units. Hence, a Variance from the rear yard requirement would need to be granted by the Zoning Administrator.)
(Continued from Regular Meeting of October 22, 1998)
- 11a. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request for Conditional Use authorization to allow Height Exceptions to the South of Market Residential Service District (RSD) 40-X/85-B Height and Bulk District, pursuant to Planning Code Section 263.11, to allow Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271, and to allow parking exceeding accessory amounts, Planning Code Section 157. The project also includes a request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e).
- 11b. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e), in a Residential Service District (RSD) 40-X/85-B Height and Bulk District
12. 98.387C (ALVIN)
425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot

which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adjacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.

(Continued from Regular Meeting of November 12, 1998)

13. 98.687C (MARTIN)
2331 MISSION STREET, east side between 19th and 20th Streets, Lot 27 in Assessor's Block 3595 -- Request for a Conditional Use Authorization to allow the construction of a four-story building with commercial on the ground floor and six dwelling units, without the required off-street parking spaces for each dwelling unit, per Section 161(j) of the Planning Code, within the Moderate-Scale Neighborhood Commercial District (NC-3) and a 50-X Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict.
14. 98.072C (BILLOVITS)
2195 FULTON STREET, NEW UNIVERSITY OF SAN FRANCISCO LAW LIBRARY BUILDING (SOUTHWEST CORNER OF FULTON AND COLE STREETS); eastern portion of Lot 1 in Assessor's Block 1190 -- Request for a conditional use and planned unit development authorization [per Planning Code Sections 209.3(i), 290.9(b), 253 and 304] to construct a new 61,000 square-foot University of San Francisco law library building about 52 feet in height at its peak in an RH-3 (Residential House, Three Family) District and an 80-D Height and Bulk District. Conditional use is required for institutional use and building over 40 feet in height in a residential district. Exceptions sought under planned unit development include modification/reduction of rear yard and front setback requirements.
15. 98.322C (PEPPER)
631 DIVISADERO STREET, west side between Grove and Hayes Streets; Lot 005 in Assessor's Block 1201 -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the construction of a mixed-use building containing four dwelling units above ground-floor commercial space without the required four off-street parking spaces in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
16. 97.615E (NISHIMURA)
1800 BRYANT STREET, southwest corner, through lot with street frontages on 17th and Florida Streets, Lot 5 in Assessor's Block 3970. **An Appeal of a Preliminary Negative Declaration** published on September 5, 1998. The project would construct a new approximately 48-foot tall, four-story, 65,800-gross-square-foot building containing 48 live/work units and an approximate 1,100 square-foot, ground floor retail space. The project site is an undeveloped, approximately 15,000 square-foot lot and is within an M-1 (Light Industrial) District, the Greater Northeast Mission Industrial Zone -Industrial Protection Zone (NEMIZ-IPZ), and a 65-B Height and Bulk District.

(Continued from Regular Meeting of October 15, 1998)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 97.615D (ALVIN)
1800 BRYANT STREET, southwest corner of Bryant and 17th Streets (also fronting on Florida Street), Lot 005 in Assessor's Block 3970 -- Request for Discretionary Review of Building Permit Application No. 9801666, proposing to construct a 4-story, 48-unit live/work building with 48 parking spaces in a M-1 (Light Industrial) District.
18. 98.734D (ALVIN)
868 ARKANSAS STREET, west side between Madera and 23rd Streets, Lot 032 in Assessor's Block 4162 -- Request for Discretionary Review of Building Permit Application No. 9810852, proposing to construct a 7'-6" deck extending 12 feet from the existing building wall in a RH-2 (House, Two-Family) District.
19. 98.587D (WANG)
56 JORDAN AVENUE, east side between California Street and Euclid Avenue, Lot 041 in Assessor's Block 1038 -- Request for Discretionary Review of Building Permit Application No. 9709902, proposing to construct a one-story vertical addition at the existing one-story over-garage single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of October 1, 1998)

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.
DEC 03 1998
SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 404
War Memorial Building, 401 Van Ness Avenue
Tuesday, December 8, 1998
4:00 PM

Special Joint Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

4:00 PM

PLANNING COMMISSION

ROLL CALL: Commission President:
Commission Vice President:
Commissioners:

Hector Chinchilla
Anita Theoharis
Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

REDEVELOPMENT AGENCY COMMISSION

ROLL CALL: Commission President:
Commission Vice President:
Commissioners:

Lynette Sweet
Benny Yee
Mark Dunlop, Leroy King, Neli Palma,
Ramon E. Romero, Darshan Singh

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

2. 98.090E (KUGLER)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT. Public Hearing on the Draft Environmental Impact Report (EIR).
The proposed project would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 300,000 square feet (Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 and part of Assessor's Block 3724, Lot 67) and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail, entertainment, restaurants, up to 20 cinemas, and a 450- to 464-room hotel, totaling about 1.575 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and part of the rotunda which would be raised up to 90 feet and installed at the roof level of the project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned with connections to Mission Street. The project would also include a pedestrian bridge serving the new retail center from the existing Fifth and Mission Garage, and may include other improvements to that garage.

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

DEC 07 1998

SAN FRANCISCO
PUBLIC LIBRARY

**Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 10, 1998
1:30 PM**

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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1:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. **ITEMS TO BE CONTINUED**

1. 98.360C (LIGHT)
745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to January 7, 1999)
2. 98.589D (WASHINGTON)
3630 22ND STREET, north side between Sanchez and Church Streets, Lot 010 in Assessor's Block 3620 -- Request for Discretionary Review of Building Permit Application No. 9806887, proposing to construct a new detached residential structure on the front half of an existing parcel of land in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to January 7, 1999)
3. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permit in a RH-3 (House, Three-Family) District.
(Proposed for Continuance to January 14, 1999)
4. 98.778C (ZWIERZYCKI)
2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-over-basement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.
(Proposed for Continuance to January 21, 1999)
5. 98.306K (LI)
CIVIC CENTER PLAZA, the entire block bounded by Polk Street on the west, Larkin Street on the east, McAllister Street on the north, and Fulton Street on the south, Assessor's Block 788, Lot 1: -- Consideration of a proposal to raise the previously-established absolute cumulative limit for new shadow on Civic Center Plaza from 1.00 percent to 1.12 percent pursuant to Resolution No. 11595, adopted on February 7, 1989, and Section 295 of the Planning Code. The proposal is to accommodate the New Asian Art Museum seismic retrofit, adaptive reuse, and rehabilitation project, which would cast additional shadows on Civic Center Plaza.
(Proposed for Continuance to the next joint hearing with the Recreation and Parks Commission)

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS**D. DIRECTOR'S REPORT**

6. Director's Announcements
 - January 21, 1999 Planning Commission Hearing in City Hall, Room 408
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)
9. 98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noriega Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.
(Continued from Regular Meeting of December 3, 1998)

F. REGULAR CALENDAR

10. 97.750E (ROOS)
200 LARKIN STREET, OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM; the entire block bounded by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north, and Fulton Street on the south. **CERTIFICATION OF FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (FSEIR)**. Assessor's Block 353, Lot 1. The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library. 2) exterior alterations including a new 16-ft.-tall mechanical penthouse/roof element, removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of a seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircase, and Great Hall; alteration of the second floor loggia including demolition of the wall panels that contain the Piazzoni murals, removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.
NOTE: THE PUBLIC HEARING FOR THIS ITEM HAS BEEN CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT SEIR ENDED AUGUST 20, 1998.
- 11a. 97.750A (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/THE NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. This property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
- 11b. 97.750R (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
- 11c. 97.750V (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Variance from Section 151 of the Planning Code to

provide relief from the requirement to provide 71 Off-Street Parking spaces for the New Asian Art Museum. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

12. 97.433E (McCORMICK)
22-30 ALTA STREET, north side between Sansome and Montgomery Streets, Lot 34A in Assessor's Block 106. **Public Hearing on Draft Environmental Impact Report.** Construct a three-unit building in six levels with parking for five automobiles. The structure would have three levels above the existing grade at Alta Street and three levels stepping down Telegraph Hill towards the north. The parking garage would be located at street level on Alta Street.
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., DECEMBER 10, 1998, OR THE END OF THE PUBLIC HEARING ON THE DEIR, WHICHEVER IS LATER.
- 13a. 98.268B (ANDRADE)
631 FOLSOM STREET, south side between Second and Hawthorne Streets, Lot 80 in Assessor's Block 3750 - Request under Planning Code Section 321 for authorization to construct approximately 241,600 square feet of office space on a vacant site now used for parking in the C-3-S (Downtown Support) District and the 200-S Height and Bulk District.
- 13b. 98.268X (ANDRADE)
631 FOLSOM STREET, south side between Second and Hawthorne Streets, Lot 80 in Assessor's Block 3750 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a new office building exceeding 50,000 square feet; and for an exception from the bulk requirements of Section 270 and separation requirements of Section 132.1(c). A Directors Report and Recommendation regarding the exception will be available 10 days prior to the hearing. The Project is located in the C-3-S (Downtown Support) District and the 200-S Height and Bulk District.
14. 98.809C (KEYLON)
2161 SUTTER STREET, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.
(Continued from Regular Meeting of November 12, 1998)
15. 98.086C (MILLER)
3006 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 19, 1998)
16. 98.867C (ZWIERZYCKI)
925 COLE STREET, Lot 003 in Assessor's Block 1272, west side between Carl Street and Parnassus Avenue -- Request for Conditional Use authorization under Section 710.26 of the Planning Code to legalize an existing Walk-Up Automated Teller Machine (ATM) facility without a 3-foot recess, in the NC-1 (Neighborhood-Commercial, Cluster) District and 40-X Height and Bulk District.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five

(5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 97.615D (ALVIN)
1800 BRYANT STREET, southwest corner of Bryant and 17th Streets (also fronting on Florida Street), Lot 005 in Assessor's Block 3970 -- Request for Discretionary Review of Building Permit Application No. 9801666, proposing to construct a 4-story, 48-unit live/work building with 48 parking spaces in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of December 3, 1998)
Note: On December 3, 1998 following public testimony, the Commission closed public hearing and passed a motion to continue this item for one week, by a vote of +7 to -0.
18. 98.826D (WASHINGTON)
177-181 PARNASSUS AVENUE, south side between Sanyan and Cole Streets, Lot 018 in Assessor's Block 1276 -- Request for Discretionary Review of Building Permit Application No. 9815641, proposing to construct a four-story rear addition with an additional two-story twelve-foot bump-out off the rear wall of the addition in a RH-3 (House, Three-Family) District.

Adjournment: _____

**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

DOCUMENTS DEPT.

DEC 14 1998

SAN FRANCISCO
PUBLIC LIBRARY

**Notice of Special Joint Meeting
&
Calendar**

**Board of Supervisors Chamber - Room 404
War Memorial Building, 401 Van Ness Avenue
Thursday, December 17, 1998
1:30 PM**

Special Joint Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight /Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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1:30 PM

PLANNING COMMISSION

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

REDEVELOPMENT AGENCY COMMISSION

ROLL CALL: Commission President: Lynette Sweet
Commission Vice President: Benny Yee
Commissioners: Mark Dunlop, Leroy King, Neli Palma,
Ramon E. Romero, Darshan Singh

A. PUBLIC COMMENT

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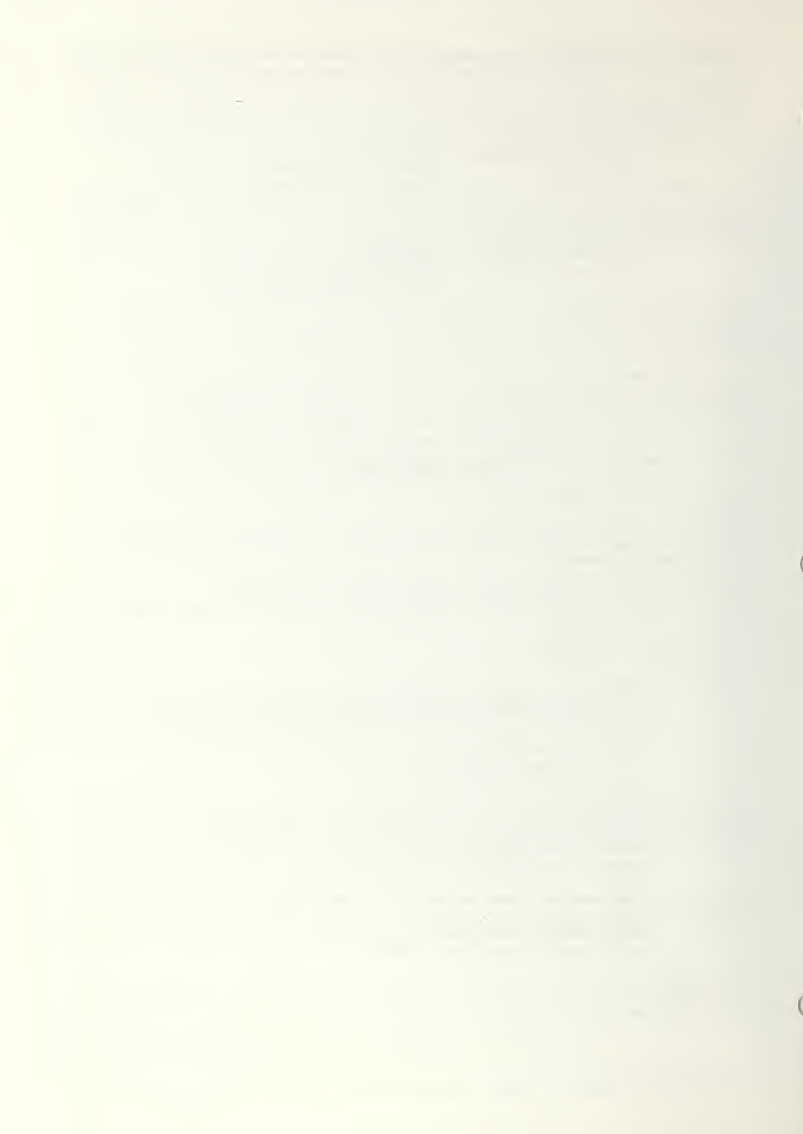
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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 94.061E (GITELMAN)
DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT
Public Hearing on the *Revised* Draft Environmental Impact Statement/ Environmental Impact Report. The City, Agency, and Navy have jointly prepared a *Revised* Draft EIS/EIR regarding disposal and reuse of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. Revisions include substantial additions to the Draft EIS/EIR published in November 1997 regarding the same project. The *Revised* Draft EIS/EIR considers the direct and indirect impacts of Navy disposal, and also analyzes a No Action Alternative, and two reuse alternatives. The Proposed Reuse Plan would be implemented via the Hunters Point Shipyard Redevelopment Plan, adopted July 14, 1997, and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Actions which will rely on the completed EIS/EIR may include possible amendment of the Redevelopment Plan, adoption of San Francisco General Plan amendments, conveyance of the property from the Navy to the City/Agency, and subsequent local actions related to reuse and redevelopment.
NOTE: WRITTEN COMMENTS WILL BE RECEIVED AT THE PLANNING DEPARTMENT UNTIL 5:00 P.M., ON JANUARY 5, 1999.

Adjournment: _____



SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

DEC 14 1998

SAN FRANCISCO
PUBLIC LIBRARY

**Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 17, 1998
2:30 PM**

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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2:30 PM

ROLL CALL: Commission President: Hector Chinchilla
Commission Vice President: Anita Theoharis
Commissioners: Dennis Antenore, Cynthia Joe, Larry Martin,
Beverly Mills, Richard Hills

A. ITEMS TO BE CONTINUED

1. 98.819CV (GORDON)
319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520 -- Request for a Conditional Use Authorization to allow the expansion of an existing office use in a landmark building (City Landmark #199) per Planning Code Sections 816.48 and 803.5(c) in the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
(Proposed for Continuance to January 7, 1999)
- 2a. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- Request for Conditional Use Authorization under Section 711.11 and 711.21 of the Planning Code to allow a new second floor office space (approx. 2,717 square feet) in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building in a Small-Scale Neighborhood Commercial District (NC-2) and 40-X Height and Bulk Designation. Section 711.11 and 711.21 of the Planning Code requires conditional use authorization for non-residential uses in NC-2 districts with a gross floor area of 4,000 square feet and above and lot area of more than 10,000 square feet. The total lot area of the subject property is approximately 13,479 square feet with a gross floor area of approximately 8,000 square feet.
(Proposed for Continuance to January 14, 1999)
- 2b. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new second floor space (approx. 2,717 square feet) containing two office spaces of 200 square feet and 1,716 square feet, common storage room, elevator room, duct shaft room, toilet and stairs in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building. The proposal also includes seismic upgrade of the building to comply with the city's unreinforced masonry requirements, accessibility and exiting. The new office spaces (approx. 1,916 square feet) requires four off-street parking spaces. The proposal does not provide the required parking.
The application for Variance will be considered by the Zoning Administrator.
(Proposed for Continuance to January 14, 1999)
3. 98.459E (NAVARRETE)
1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.
(Proposed for Continuance to January 28, 1999)

4. 98.631D (WASHINGTON)
55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
(Proposed for Continuance to January 28, 1999)

B. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 12/3/98 and 12/8/98.
6. Discussion of Director Green's Memoranda regarding University Club Conditions of Approval, submitted 12/10/98.

D. DIRECTOR'S REPORT

7. Director's Announcements
 - Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408, January 21, 1999.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- 9a. 97.750A (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/THE NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. This property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
Note: On December 10, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 to -0.

- 9b. 97.750R (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.
(Continued from Regular Meeting of December 10, 1998)
Note: On December 10, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 to -0.

F. REGULAR CALENDAR

10. 97.345E (WONG)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, Geneva Office Building and Power House Demolition. At 2301 San Jose Avenue, southeast corner of San Jose and Geneva Avenues; within the western portion of Lot 36 in Assessor's Block 6972; within a P (Public Use) Zoning District and the 40-X and 105-E Height and Bulk Districts. The project is the proposed demolition of two vacant buildings, commonly known as the Geneva Office Building (City Landmark No. 180) and Power House. Both buildings proposed for demolition are eligible for listing on the National Register of Historic Places. Unless demolished, both buildings would need seismic, structural and cosmetic repair. The buildings occupy the western portion of a site used as MUNI's maintenance and storage facility for light rail vehicles (LRVs). In place of the demolished buildings, MUNI proposes to install about five employee parking spaces and additional rail tracks for storage of up to seven LRVs. The project would require a Certificate of Appropriateness by the Planning Commission. In addition, MUNI proposes to relocate a passenger boarding platform (key stop) from its current location on San Jose Avenue at Seneca Avenue (one block north of the project site), to San Jose Avenue adjacent to the project site. Modifications to San Jose Avenue in the proposed key stop vicinity following demolition of the buildings would include minor street widening and restriping, and realignment of the pedestrian curb adjacent to the project site.
NOTE: WRITTEN COMMENTS WILL BE RECEIVED AT THE PLANNING DEPARTMENT UNTIL 5:00 P.M., ON DECEMBER 29, 1998.
11. 98.220L (LIGHT)
GOLDEN GATE BRIDGE, U.S. Highway 101 and California Highway 1, bounded on the south by the southern anchorage of the bridge structure and on the north by the Marin County line up to and including the north tower of the bridge --Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 507, on July 15, 1998, initiating the landmark designation of the above-referenced portion of the Golden Gate Bridge, and recommending that the Planning Commission take action to designate this portion of the Bridge as a landmark site in accordance with Article 10 of the Planning Code.
12. 98.899L (LIGHT)
2099 PACIFIC AVENUE, Schubert Hall, south side between Laguna and Octavia Streets, in Assessor's Block 591, Lot 23 -- Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 508, on November 4, 1998, initiating the landmark designation of the above-referenced property, and recommending that the Planning Commission take action to designate this property as a landmark site in accordance with Article 10 of the Planning Code. The property is within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

- 13a. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request under Planning Code Section 321 for authorization to add approximately 60,000 square feet of office space to an existing office building. The new floor area will be the result of seismic upgrading and the in filling of two existing, multi-story, light courts in the interior of the existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)
- 13b. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for a project exceeding 50,000 square feet; and for an exception from the requirement of one freight loading space per section 152.1. The Project will add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)
14. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear Streets. Lot 6 in Assessor's Block 3713. Request for a Permit to Alter to seismically brace the existing rooftop tower and to construct two new rooftop mechanical penthouse additions. The subject property is a "Category I" significant building under Article 11 of the Planning Code. The Property is zoned C-3-O (Downtown Office) District and is in a 150-X / 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)
15. 98.243C (SMITH)
1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
16. 98.844C (BEATTY)
524 UNION STREET, Lot 9 in Assessor's Block 103, north side between Grant Avenue and Jasper Place -- Request for Conditional Use Authorization per Planning Code Sections 722.41 and 722.42 to establish a full-service restaurant and bar in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
17. 98.840C (OMOKARO)
2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.
18. 98.760C (BILLOVITS)
3439 SACRAMENTO STREET (Assessor's Block 1020, Lot 34): Conditional use application to create a new lot and construct a new four-story mixed-use building on a lot in excess of 5,000 square-feet in the Sacramento Street Neighborhood Commercial District, per Section 121.1 of the Planning Code.
19. 98.751C (MILLER)
2526-2534 MISSION STREET, west side between 21st and 22nd Streets, Lot 5 in Assessor's Block 3616 - Request for authorization of a CONDITIONAL USE for a USE IN EXCESS OF 6,000 SQUARE FEET OF FLOOR AREA with an OUTDOOR ACTIVITY ARREAR AT THE REAR OF THE BUILDING in an NC-3 (Moderate-Scale Neighborhood

Commercial) District and a 65-B Height and Bulk District.

- 20a. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling unit exposure variance request to allow the addition of dwelling units on the site.
- 20b. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.
The application for Variance will be considered by the Zoning Administrator.

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

21. 98.704D (BAÑALES)
560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.
22. 98.820D (PEPPER)
33 19TH AVENUE, west side between Lake Street and The Presidio, Lot 003 in Assessor's Block 1339 -- Request for Discretionary Review of Building Permit Application No. 9815142, proposing to construct a second-story deck, trellis and stairs at the rear of the existing single-family dwelling in a RH-1 (House, One-Family) District.

Adjournment: _____



PLANNING DEPARTMENT

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LONG RANGE PLANNING
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DOCUMENTS DEPT

DEC 17 1998

PLANNING DEPT

NOTICE OF CANCELLATION

PLANNING COMMISSION CITY AND COUNTY OF SAN FRANCISCO REGULAR MEETINGS THURSDAYS,

DECEMBER 24, 1998, AND DECEMBER 31, 1998

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for Thursdays, December 24, 1998, and December 31, 1998 have been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, January 7, 1999.

Jonas Ionin
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
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ROBERT PASSMORE, ZONING ADMINISTRATOR
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